



HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

FLEX SPACE FOR LEASE

**1811 LEFTHAND CIRCLE
LONGMONT, COLORADO 80501**

Large flex space available for lease in southwest Longmont. The space boasts 10' clear height, with a loading dock, warehouse/production areas, and in-suite private restrooms. 1811 Lefthand Circle is a quick drive to an abundance of amenities and has great access to the major arteries of Longmont.

[Call us for more information and to set up a tour.](#)



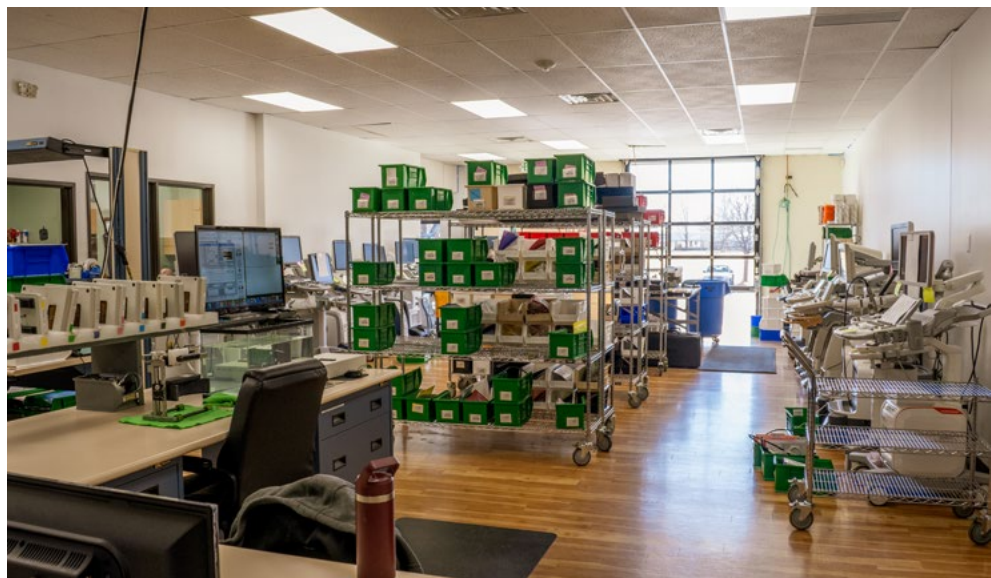
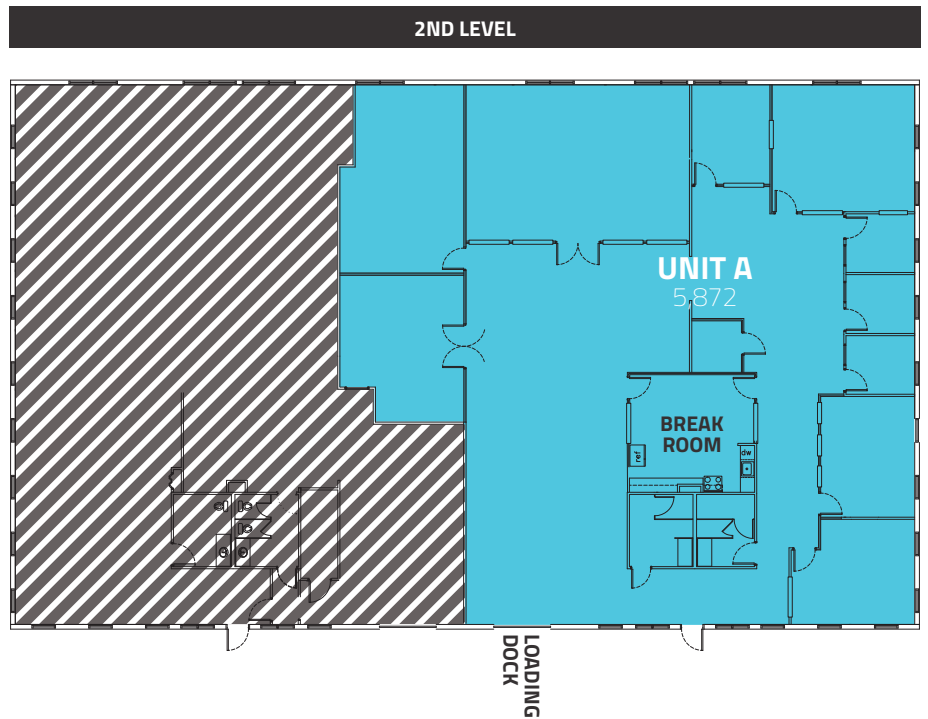
Owned & Operated

TERMS

Unit A Size:	5,872 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$8.64 / SF + Utilities (Est. 2025)
Available:	June 1st, 2025

PROPERTY FEATURES

- Large flex space with private offices, conference rooms, warehouse and production areas, a breakroom, and in-suite restrooms
- 1 dock
- 10' foot clear height
- NextLight fiber
- Located in an amenity-rich community, within walking distance of Village at the Peaks, seven hotels, five breweries, and numerous restaurants, banks and retail.
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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