



**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](http://www.deancallan.com)

## SERVICE RETAIL/FLEX SPACE FOR LEASE

624-640 SOUTH SUNSET STREET  
LONGMONT, COLORADO 80501

Service Retail/Flex space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

These spaces offer well-lit reception/showrooms with versatile office/flex space that could be reconfigured to fit a variety of users' needs. The rear portion of the spaces are warehouse/production/assembly areas that contains two restrooms in each unit, cement floors, 7' wide double-door for loading in the back of each unit, and unit 624 has a 10'x10' overhead door.

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



Owned & Operated

## TERMS

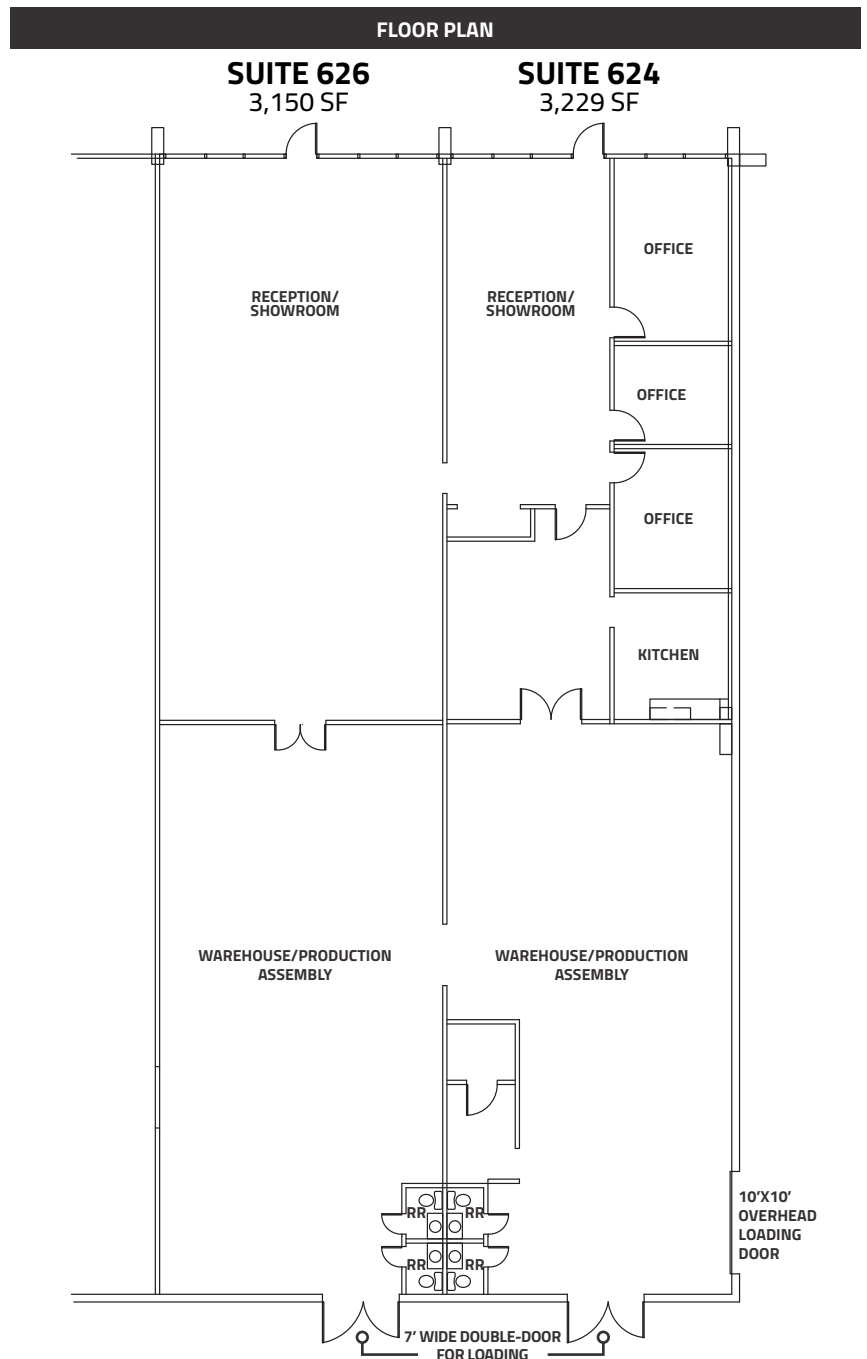
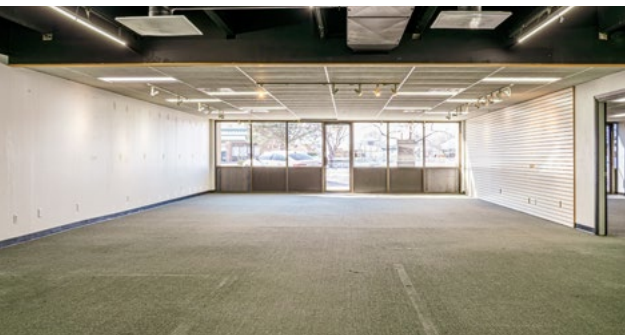
Available Space: 3,150- 6,400 SF

Lease Rate: \$13.50 / SF / NNN

Expenses: \$7.03 / SF + Utilities (Est. 2025)

## PROPERTY FEATURES

- Unit 624 has a 10'x10' Overhead Drive-in Door**
- Situated in an Amenity-Rich Community:**  
 Our location is within proximity to the Village at the Peaks, seven hotels, five breweries, and an array of restaurants, banks, and retail establishments.
- Strategic Position in the North Metro Enterprise Zone:** Our property falls within the North Metro Enterprise Zone, potentially making it eligible for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership.



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