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**DEAN CALLAN & COMPANY, INC.**  
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## FLEX/OFFICE/RETAIL SPACE FOR LEASE

624-640 SOUTH SUNSET STREET  
LONGMONT, COLORADO 80501

Flex/Office/Retail 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 space that could be reconfigured to fit a variety of users' needs. The rear portion of the spaces are warehouse/production/assembly/lab area 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.**



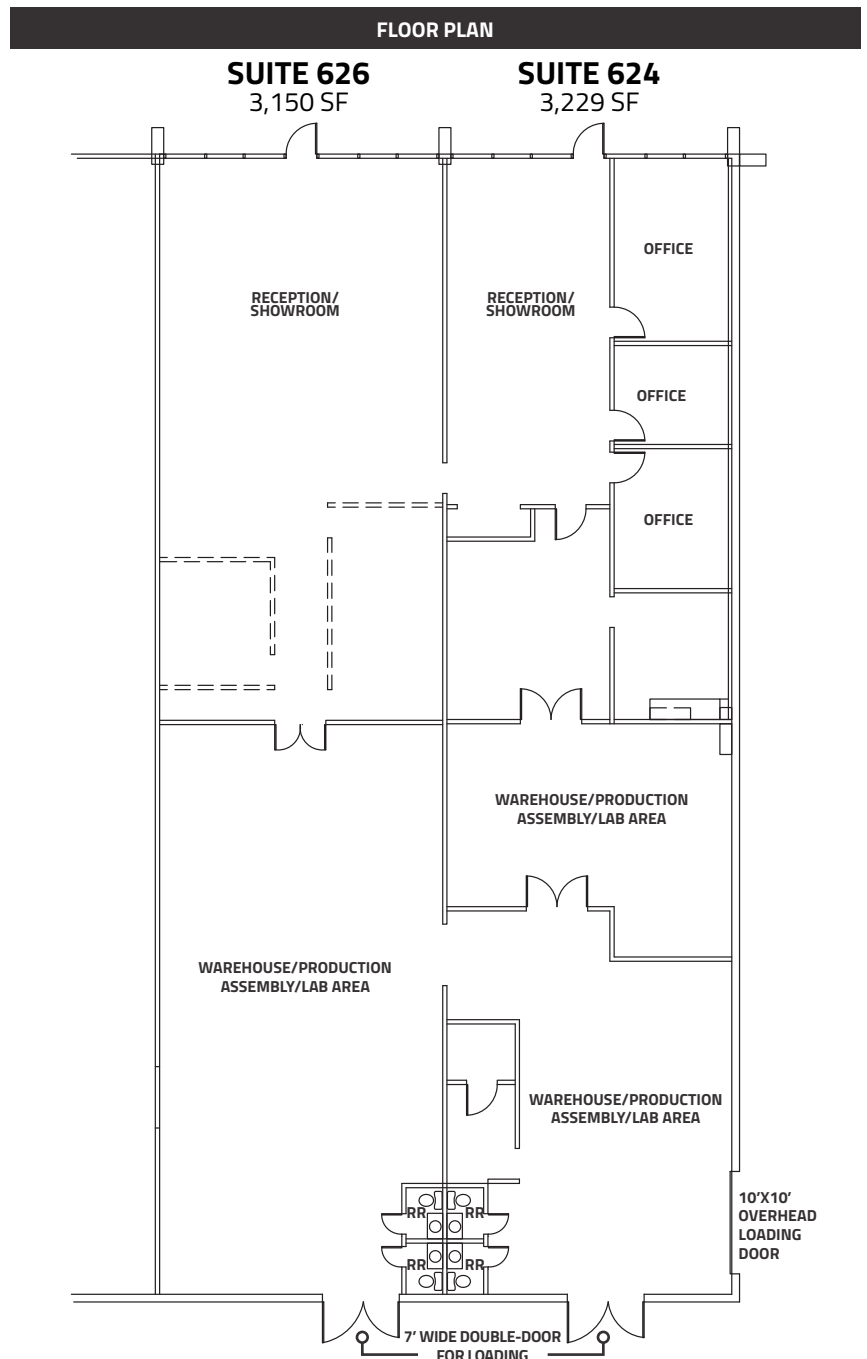
Owned & Operated

## TERMS

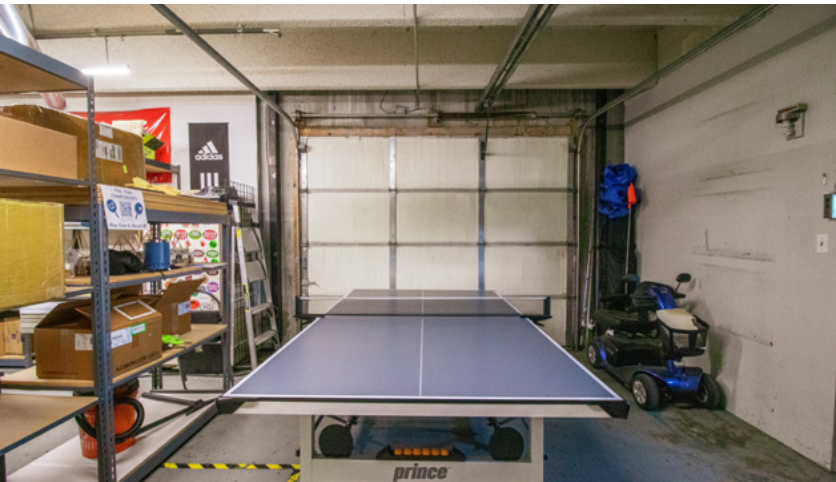
Available Space:	3,200 - 6,400 SF
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$7.45 / SF + Utilities (Est. 2024)
Available:	July 1, 2024

## 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.



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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