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

OFFICE/COMMERCIAL SPACE FOR LEASE

**665 FRONTAGE ROAD
LONGMONT, COLORADO 80501**

2nd floor Office/Commercial space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

The space is currently white-boxed which provides a new tenant with versatility. Recent renovations to the property have been completed, and exterior renovations planned.

Call us for more information and to set up a tour.



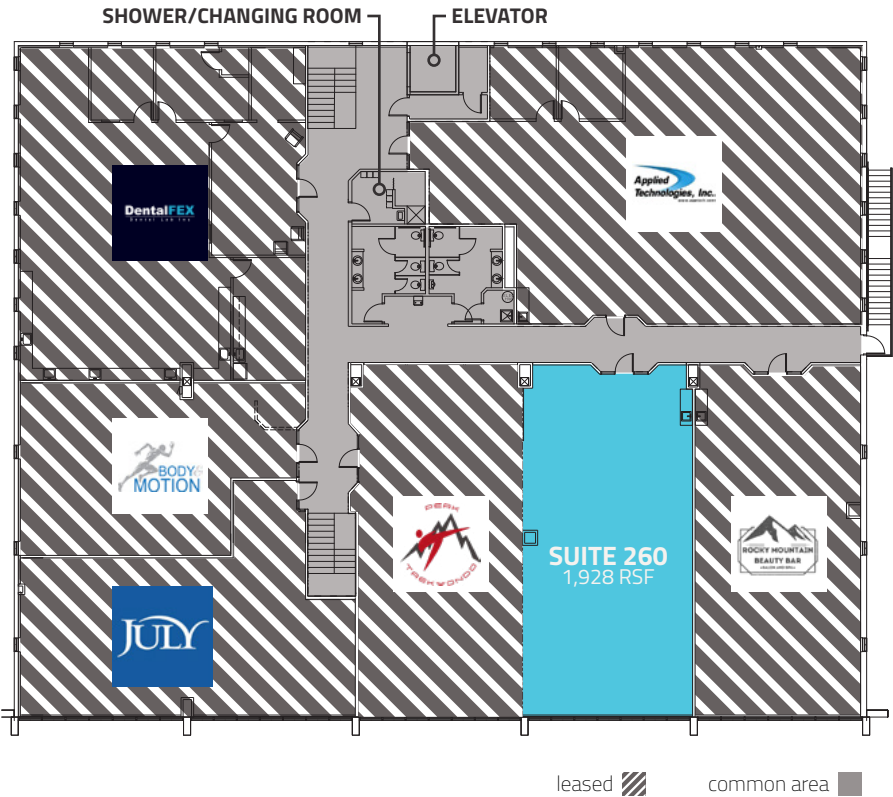
Owned & Operated

TERMS

| | |
|-------------|-------------------------------------|
| Suite 260: | 1,928 SF |
| Lease Rate: | \$13.50 / SF / NNN |
| Expenses: | \$7.26 / SF + Utilities (Est. 2024) |
| Available: | Now |

PROPERTY FEATURES

- Elevator access
- Shower/Changing room available for your convenience
- Located in an amenity-rich community, within blocks 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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DEMOGRAPHICS

POPULATION

2 MILE RADIUS

31,333

5 MILE RADIUS

106,318

10 MILE RADIUS

195,744

EMPLOYEES

2 MILE RADIUS

18,713

5 MILE RADIUS

35,146

10 MILE RADIUS

59,206

HOUSEHOLDS

2 MILE RADIUS

12,826

5 MILE RADIUS

41,424

10 MILE RADIUS

75,115

HOUSEHOLD INCOME

2 MILE RADIUS

\$81,789

5 MILE RADIUS

\$83,020

10 MILE RADIUS

\$97,754

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