



DEAN CALLAN
& COMPANY INC

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

PROFESSIONAL & MEDICAL OFFICE SPACE FOR LEASE

1055 17TH AVENUE
LONGMONT, COLORADO 80501

Professional office and medical office suites available for lease! Located in central Longmont, 1055 17th Avenue is surrounded by residential making its location a great opportunity for new and continued business. Under new ownership with renovations underway.

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



Owned & Operated

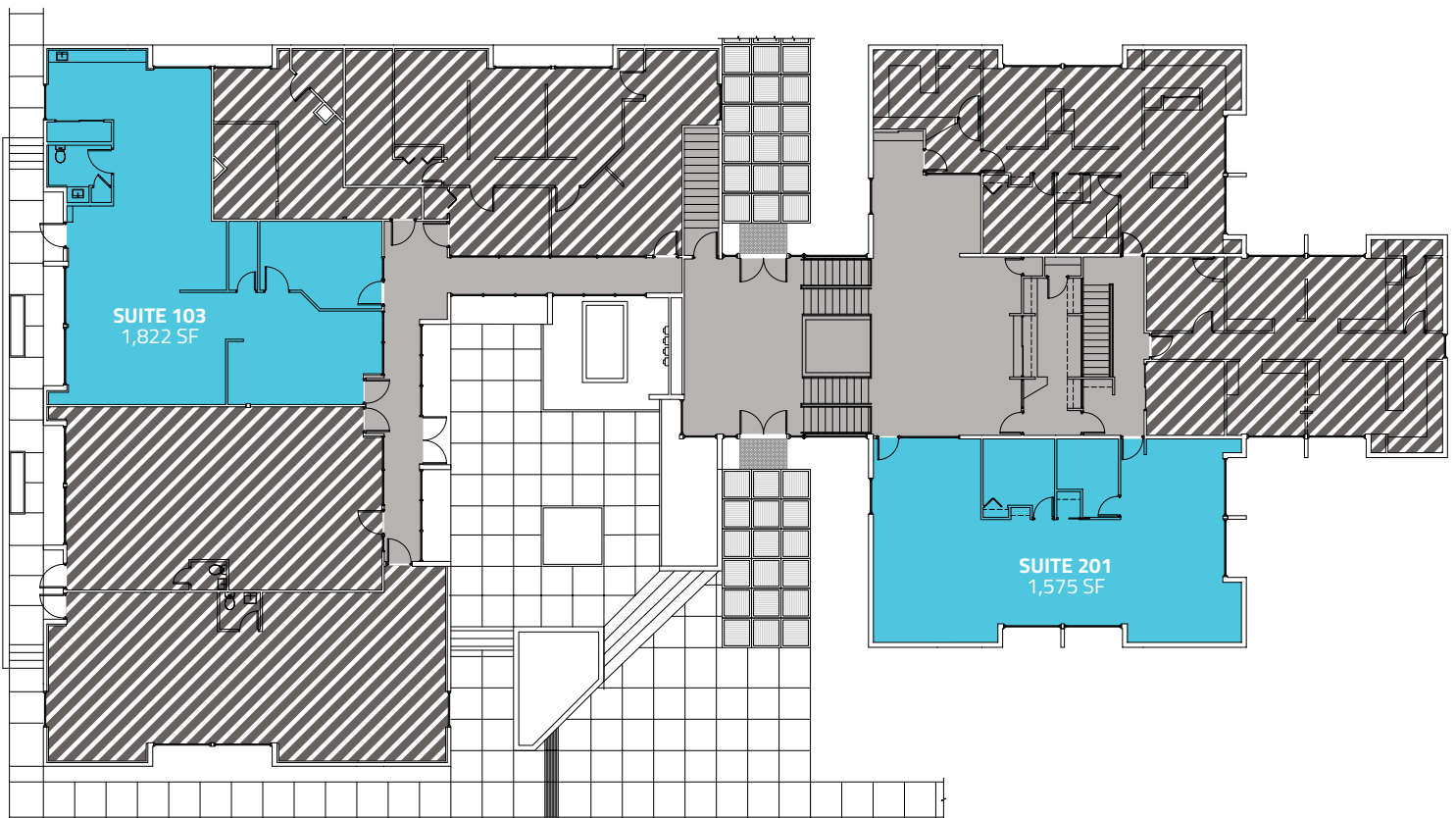
TERMS

| | |
|-------------|--------------------------------------|
| Suite 103: | 1,822 SF |
| Suite 201: | 1,575 SF |
| Lease Rate: | \$13.50 / SF / NNN |
| Expenses: | \$10.00 / SF + Utilities (Est. 2024) |

PROPERTY FEATURES

- 77 Parking Spots
- Key card access with interior and exterior security cameras
- Common area restrooms
- Common area elevator
- Common area washers and dryers
- Multiple skylights providing ample natural light

MAIN LEVEL



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

56,919

5 MILE RADIUS

103,290

10 MILE RADIUS

172,830

EMPLOYEES

2 MILE RADIUS

17,051

5 MILE RADIUS

34,345

10 MILE RADIUS

50,975

HOUSEHOLDS

2 MILE RADIUS

22,435

5 MILE RADIUS

40,207

10 MILE RADIUS

65,972

HOUSEHOLD INCOME

2 MILE RADIUS

\$90,717

5 MILE RADIUS

\$103,970

10 MILE RADIUS

\$114,316

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