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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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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 91B:	537 SF (Available: September 1st, 2025)
Suite 103:	1,822 SF
Suite 201:	1,575 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$9.77 / SF + Utilities (Est. 2025)

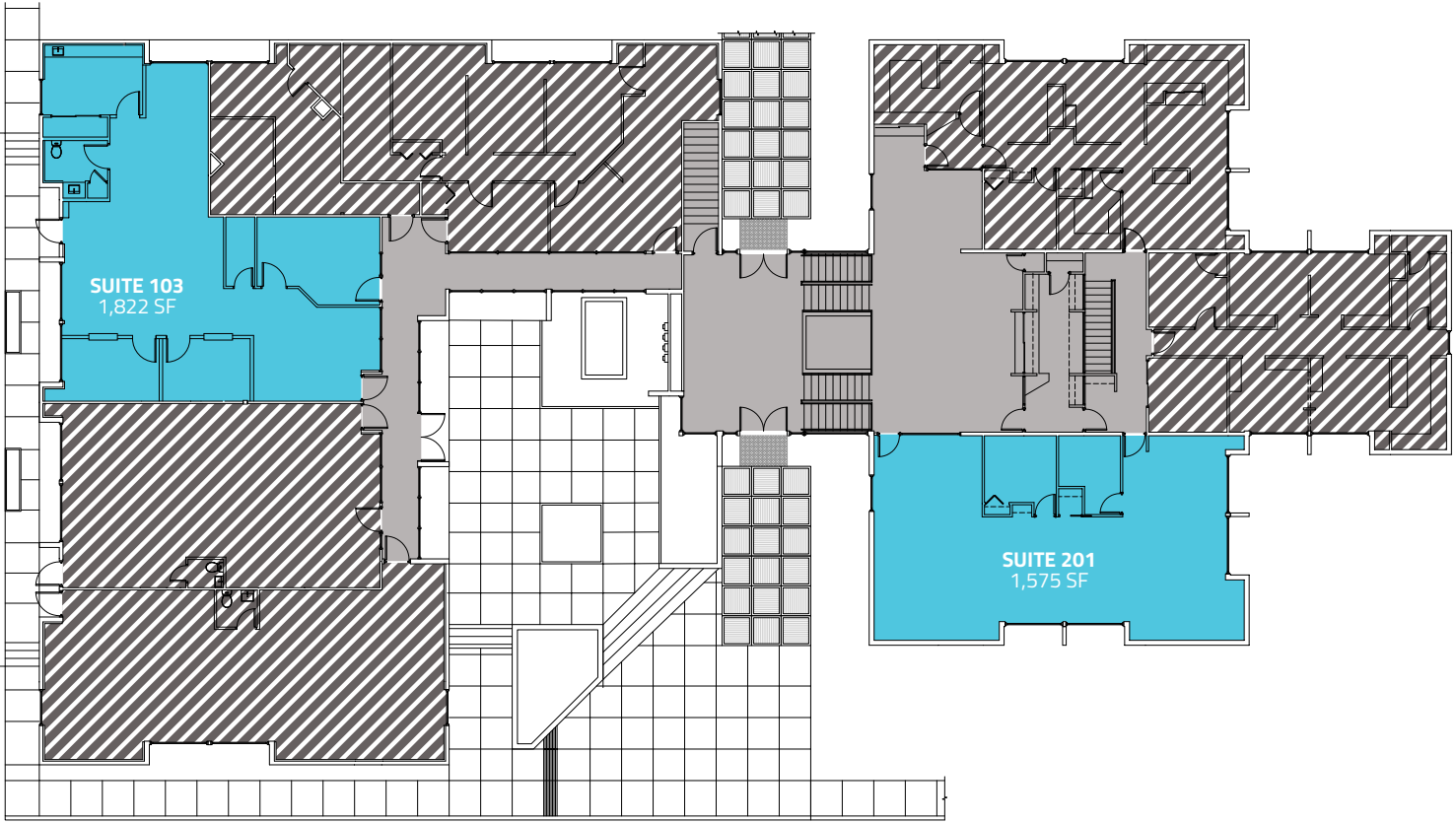
PROPERTY FEATURES

- 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
- Kitchenettes are in select suites



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.

MAIN LEVEL

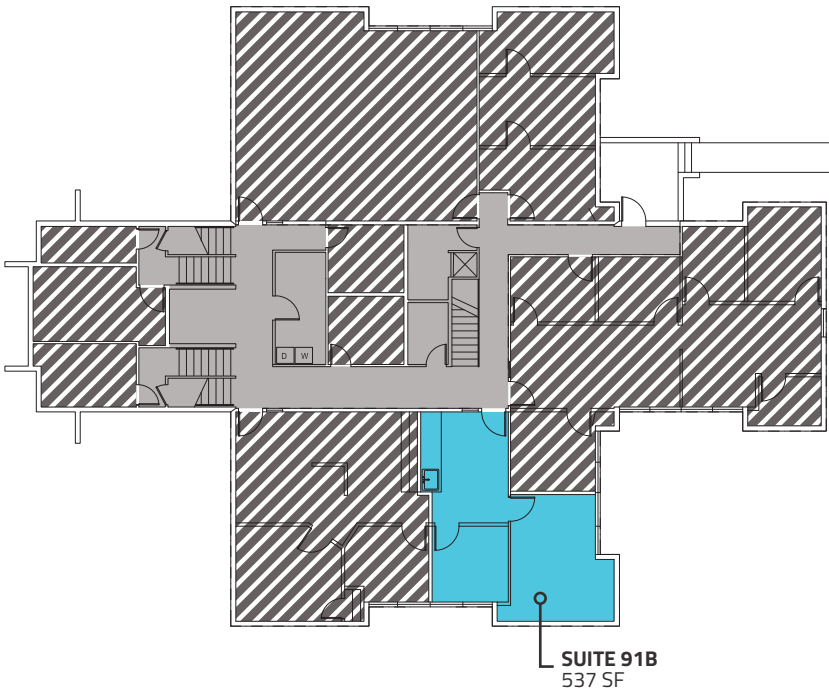


SUITE 103



SUITE 103

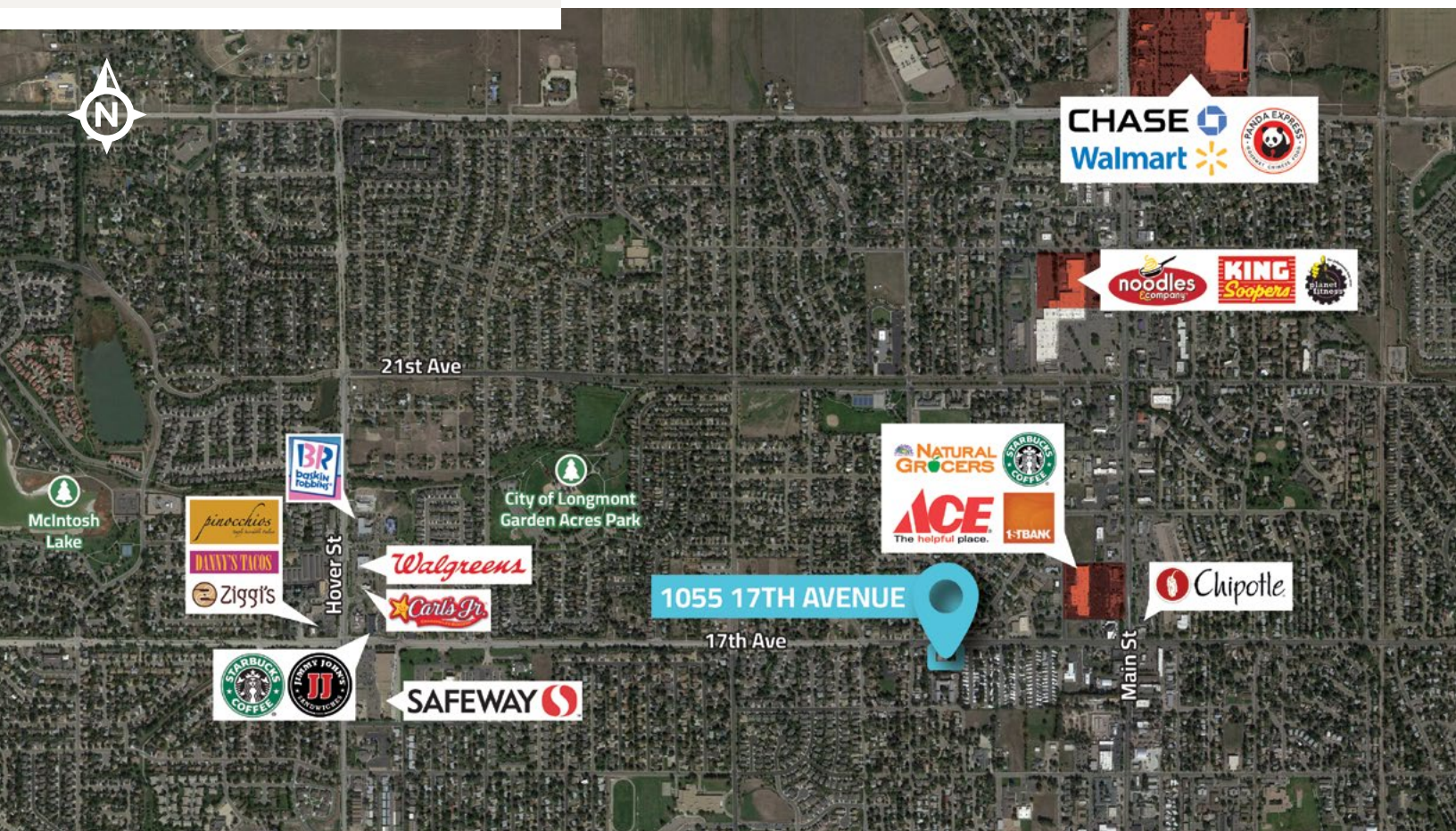
LOWER LEVEL



SUITE 91B
537 SF

- ▨ leased
- common area

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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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