



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

# OFFICE SPACE FOR LEASE

**1375 KEN PRATT BOULEVARD  
LONGMONT, COLORADO 80501**

Highly functional office suites available for lease at 1375 Ken Pratt Blvd in Longmont. These suites offer a professional and comfortable environment, perfectly suited for businesses in need of a versatile workspace. Tenants have access to shared amenities including a breakroom, showers, and an outdoor patio. Take advantage of this opportunity to secure an office space that meets your needs.

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



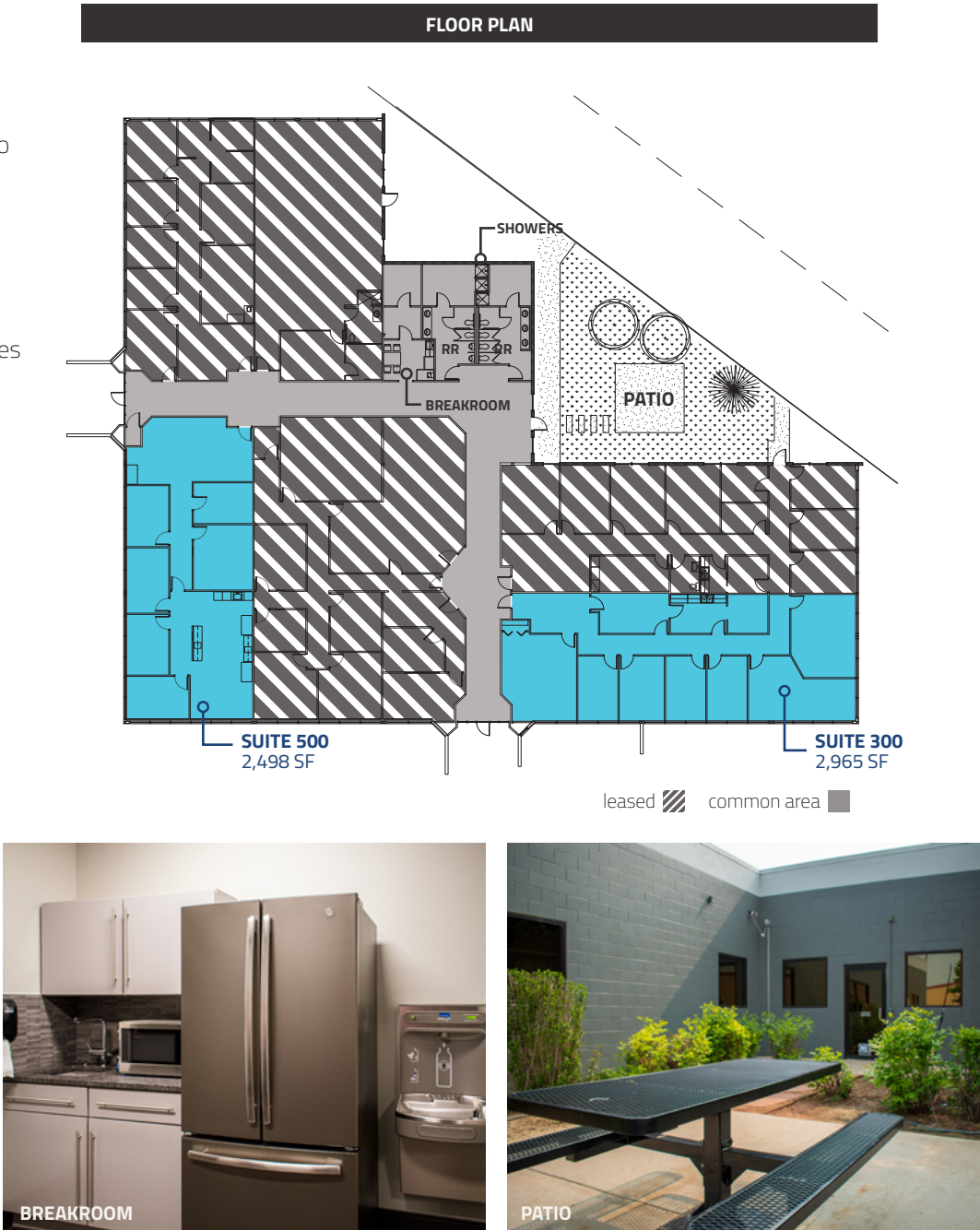
Owned & Operated

# TERMS

Suite 300:	2,965 SF
Suite 500:	2,498 SF
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$11.20 / SF + Utilities (Est. 2024)

# PROPERTY FEATURES

- Corner office suites in a prime location
- Access to shared amenities including a breakroom, showers, and outdoor patio
- Professional and functional work environment
- Versatile spaces suitable for various business needs
- Proximity to local amenities and services



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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