



DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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303.449.1420 | www.deancallan.com

OFFICE SPACE FOR LEASE

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

Highly functional single offices and office suites available for lease at 1375 Ken Pratt Blvd in Longmont. These offices and office 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	SIZE (RSF)	LEASE RATE
Suite 300 A:	377	\$825/MO MG*
Suite 300 B:	212	\$550/MO MG*
Suite 300 C:	239	\$550/MO MG*
Suite 300 D:	212	\$550/MO MG*
Suite 300 E:	212	\$550/MO MG*
Suite 300 F:	461	\$800/MO MG*
Suite 300 G:	201	\$450/MO MG*
Suite 300 H:	221	\$500/MO MG*
Suite 300 I:	126	\$350/MO MG*
Suite 300 J:	234	\$475/MO MG*
Suite 500:	2,498	\$13.50 / SF / NNN Exp. \$10.59 / SF + Utilities (Est. 2025)

**Utilities \$20/MO, \$15/MO Internet Charge*

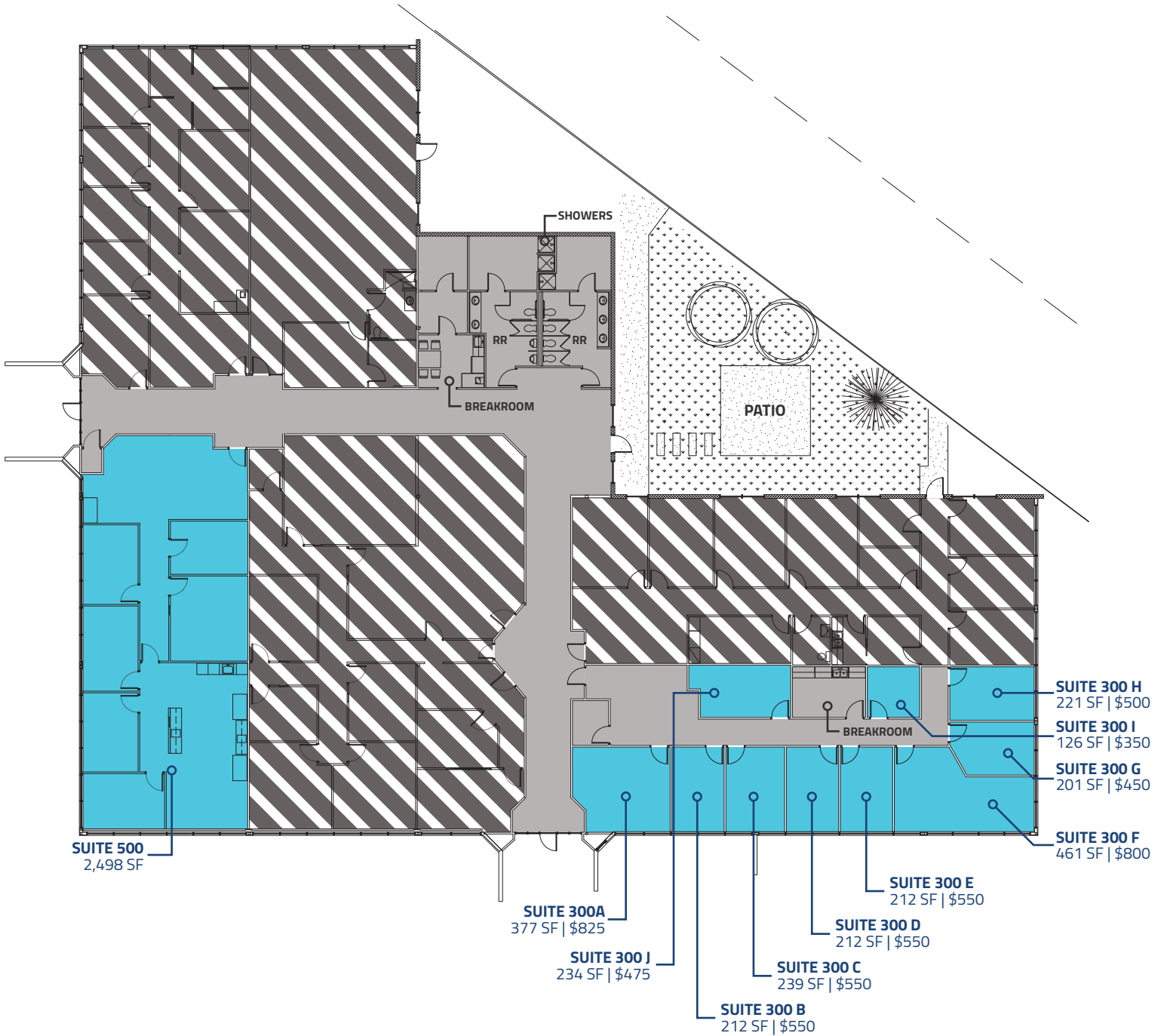
PROPERTY FEATURES

- Corner office suite and single offices 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



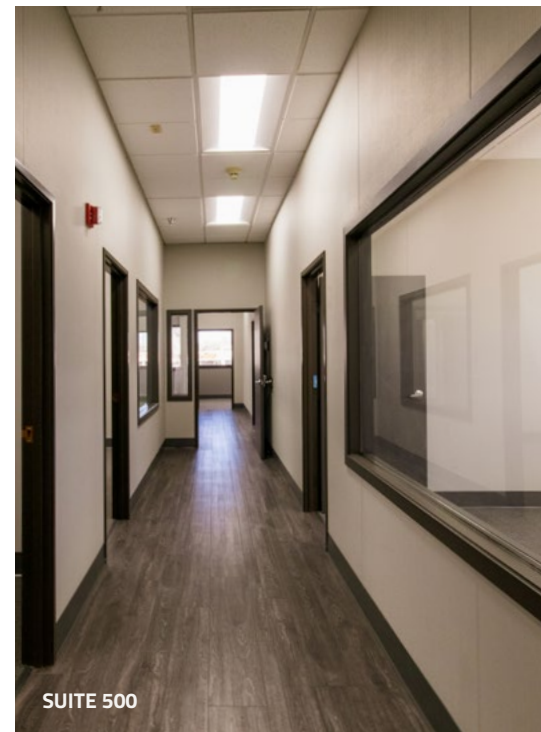
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FLOOR PLAN



leased  common area 

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