



**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 | \$12.50 / SF / NNN

Suite 500:

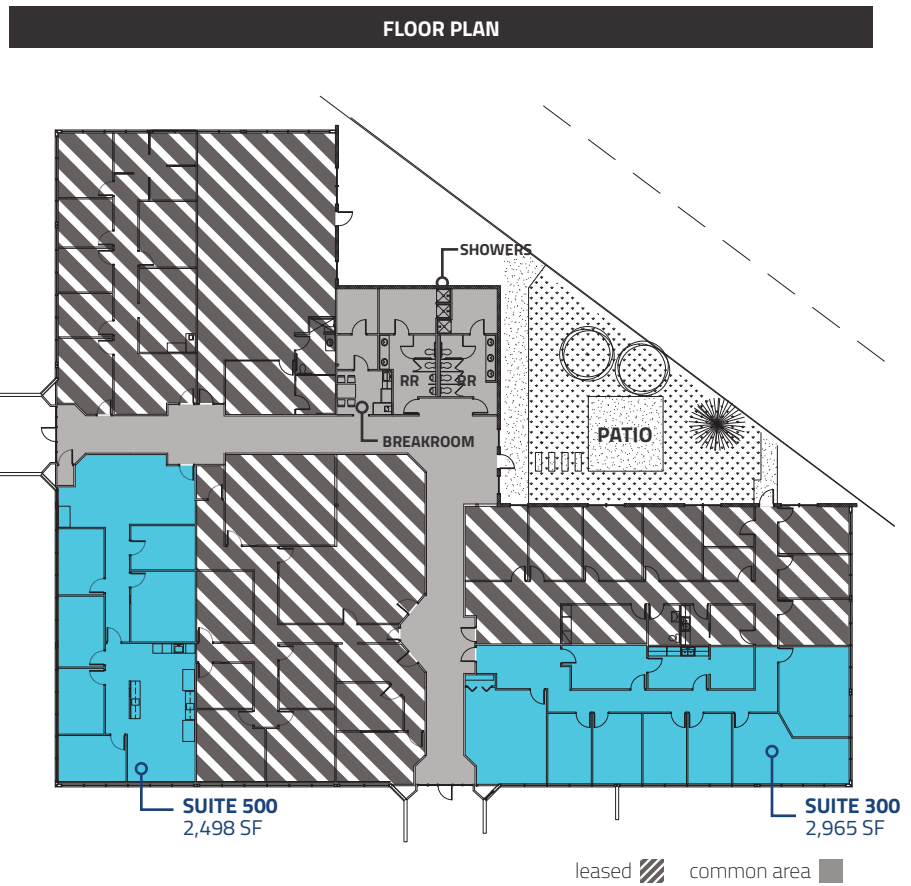
2,498 SF | \$13.50 / SF / NNN

Expenses:

\$9.65 / SF + Utilities (Est. 2025)

## 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.



SUITE 500



SUITE 500



SUITE 500



SUITE 500



SUITE 300



SUITE 300

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