

# FLEX SPACE FOR LEASE

1551 South Sunset Street / Longmont, Colorado



## BUILDING HIGHLIGHTS

### AVAILABILITY

4,139 RSF

### LEASE RATE

\$15.50 NNN

### EXPENSES

\$8.99 RSF + UTILITIES  
(EST. 2025)

### PARKING

3.5:1,000 SF



**CENTREPOINT**  
PROPERTIES

## PROPERTY FEATURES

- Private offices and conference rooms
- Reception, kitchen, admin
- Double door loading
- Potential for a grade-level loading door
- 2100 amps, 208V, 3-phase power
- 111 parking spaces
- Landscaped backyard meeting areas
- Steps from Oskar Blues tasting room (The Tasty Weasel)
- On-site property management, courtyards, and outdoor volleyball courts
- Surrounded by an amenity-rich community, and just blocks from Village at the Peaks, seven hotels, five breweries and numerous restaurants, banks, and retail
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership

FOR MORE INFORMATION  
PLEASE CONTACT:

Dean Callan & Company, Inc.  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
PH 303.449.1420  
www.deancallan.com

Hunter Barto  
Senior Vice President  
303.945.2016  
hbarto@deancallan.com

Dryden Dunsmore  
Senior Associate  
303.945.2019  
dryden@deancallan.com

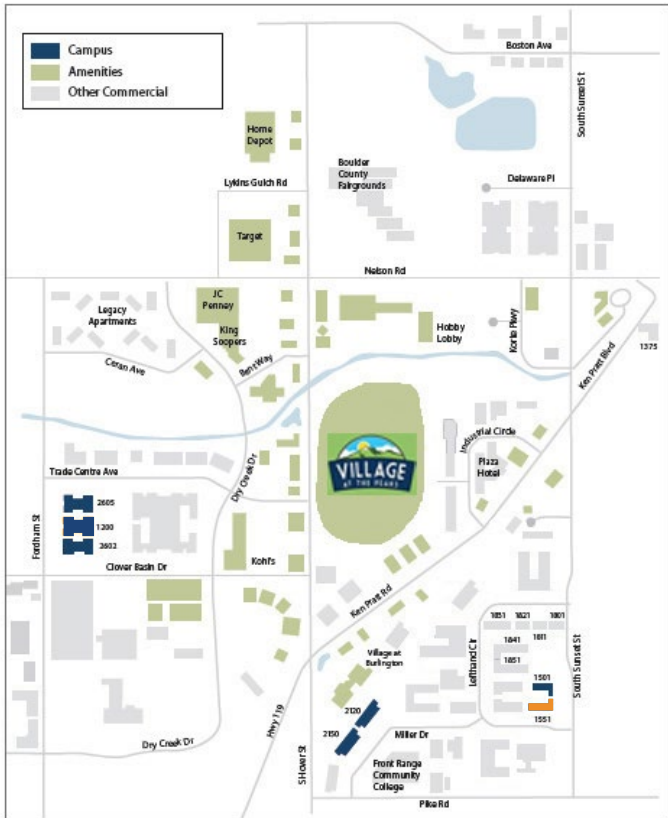
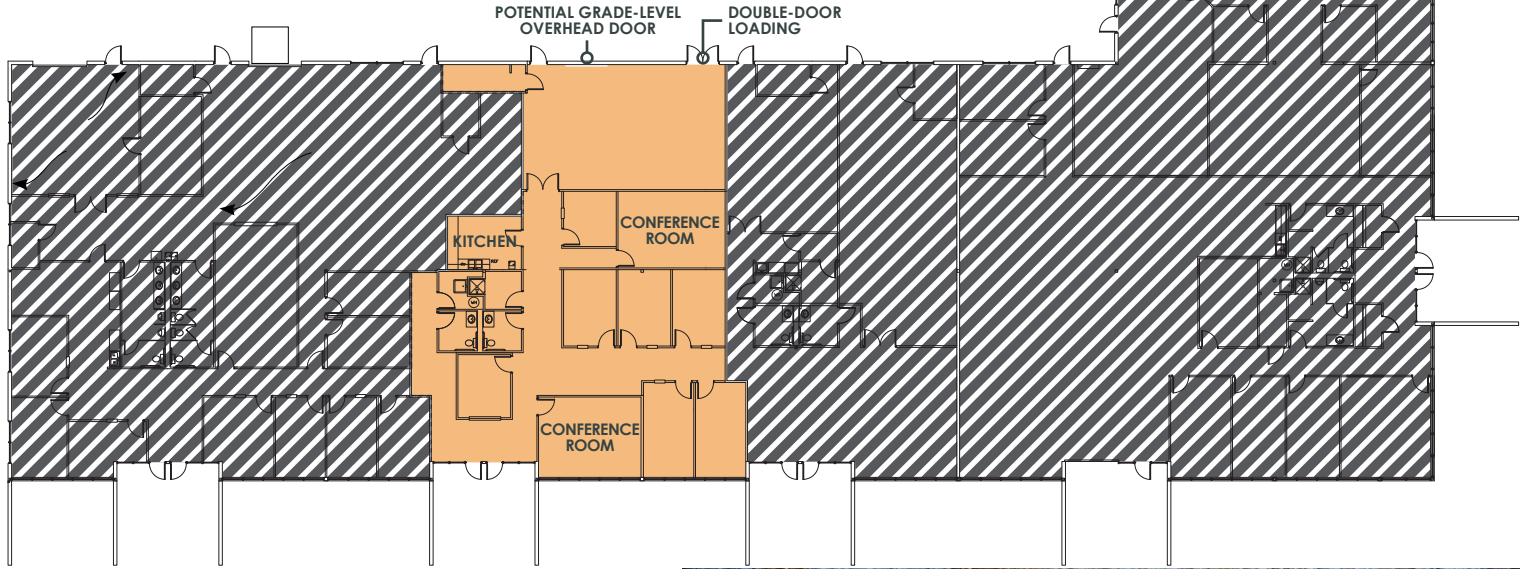


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**4,139 SF AVAILABLE**



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THE CAMPUS  
 LONGMONT



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