



**DEAN CALLAN  
& COMPANY INC**

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**DEAN CALLAN & COMPANY, INC.**  
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## RETAIL/OFFICE SPACE FOR LEASE

659 4TH AVENUE  
LONGMONT, COLORADO 80501

**Freshly remodeled space in the heart of downtown Longmont!**

Less than a block off Main Street, this convenient and attractive location is ready for your business. Complete with brand new bathrooms, tons of natural light, including sky lights, plenty of customer parking in neighborhood city lots, and GREAT signage on 4th Street - this unit is ready to help make your business successful in this flourishing retail/office market.

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

## TERMS

Size:

2,327 SF

Lease Rate:

\$19.50 / SF / NNN

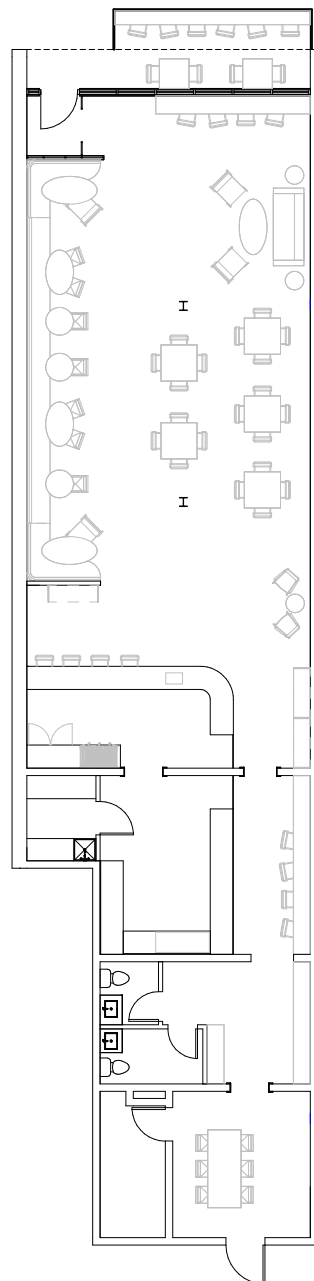
Expenses:

\$8.23 / SF

## PROPERTY FEATURES

- **Prime Location:** Situated in the heart of downtown Longmont, less than a block off Main Street.
- **Freshly Remodeled:** Recently renovated space with a modern and attractive design.
- **Abundant Natural Light:** Enjoy the ambiance of natural light throughout, including skylights.
- **Brand New Bathrooms:** Includes newly constructed restrooms.
- **Ample Customer Parking:** Convenient access to plenty of customer parking in nearby city lots.
- **High Visibility:** Benefit from excellent street signage on 4th Street to draw in customers.
- **Versatile Space:** Ideal for a variety of businesses in Longmont's thriving retail/office market.

### PROPOSED FLOOR PLAN



*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.*





WELL LIT ENTRY



STORE FRONT/SEATING AREA



STORE FRONT/SEATING AREA



BACK PRODUCTION AREA



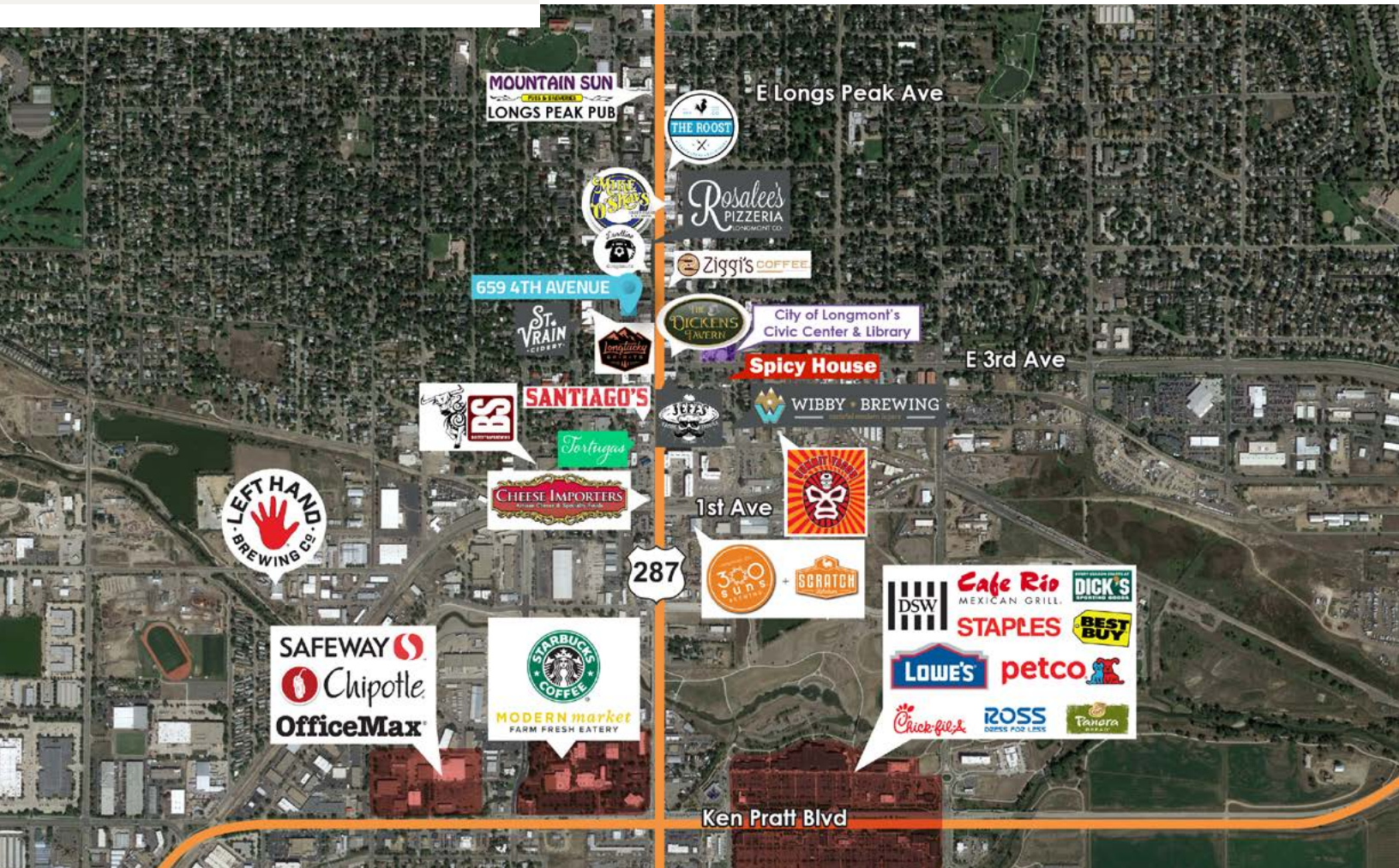
BACK ROOM WITH EXIT TO THE PRIVATE PARKING



RESTROOMS AND PRODUCTION AREA

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