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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/FLEX SPACE FOR LEASE

1860 INDUSTRIAL CIRCLE  
LONGMONT, COLORADO 80501

Large and spacious END-CAP office/flex space with 3 sides of glass available for lease. Layout consists of a single private office, a kitchenette, and in-suite private restrooms with a shower. Prime location with amenities nearby. North Metro Enterprise Zone benefits available.

[Call us for more information and to set up a tour.](#)



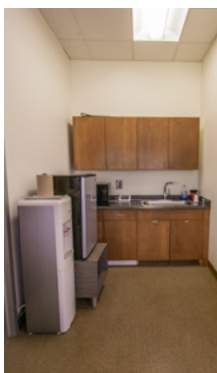
Owned & Operated

## TERMS

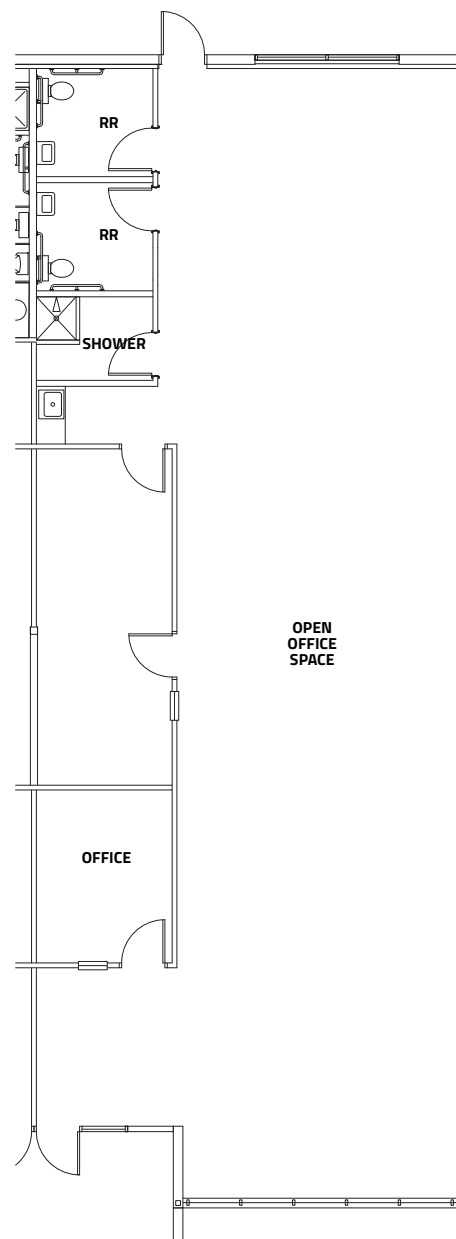
Unit F:	2,400 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$11.37 / SF (Est. 2024)
Available:	Now

## PROPERTY FEATURES

- Situated in an Amenity-Rich Community:**  
 Our location is within proximity to the Village at the Peaks, seven hotels, five breweries, and an array of restaurants, banks, and retail establishments.
- Strategic Position in the North Metro Enterprise Zone:** Our property falls within the North Metro Enterprise Zone, potentially making it eligible for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership.



### 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.





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