











## **HUNTER BARTO Senior Vice President**

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### DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

# **DOWNTOWN** LONGMONT OFFICE **BUILDING FOR LEASE**

713 3RD AVENUE LONGMONT, COLORADO 80501

Welcome to 713 3rd Avenue, your premier destination for downtown Longmont office space. This versatile building is ideally suited for professional office, therapy, chiropractic, or light medical use, with ADA accessibility ensuring inclusivity. Featuring five offices/treatment rooms, an open foyer and reception area, ample storage, two convenient hand washing stations, a fully equipped kitchen, and even a private backyard, this space is designed to meet your every need.

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

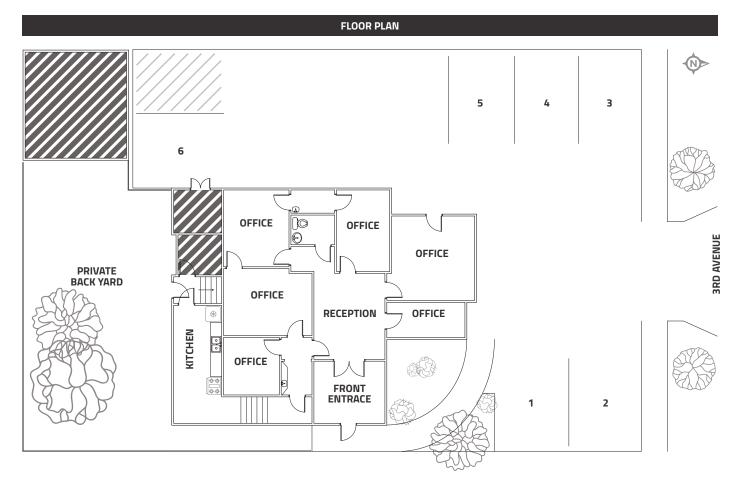


## **TERMS**

Available Space:	1,556 SF
Lease Rate:	\$20.00 / SF / NNN
Expenses:	\$12.97 / SF + Utilities (Est. 2024)
Parking:	6 parking spaces, plus street parking

## **PROPERTY FEATURES**

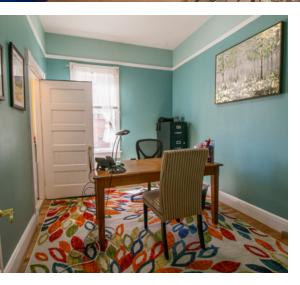
- Downtown Longmont office building for lease
- Perfect for professional office, therapy, chiropractic, or light medical use
- ADA accessible
- 5 offices/treatment rooms, open foyer and reception, storage, two hand washing stations, and kitchen
- One restroom
- Basement storage available
- Private, fenced backyard
- 6 parking spaces, plus street parking
- Excellent signage facing busy 3rd Avenue
- NextLight service













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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