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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE|FLEX|DATA CENTER SPACE FOR LEASE

**1880 INDUSTRIAL CIRCLE
LONGMONT, COLORADO 80501**

Spacious END-CAP office/flex/data center space with a strong corporate image and abundant natural light. Layout consists of a single private office, a spacious bullpen, a large breakroom, a conference room, well appointed server room, and in-suite private restrooms with showers. 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

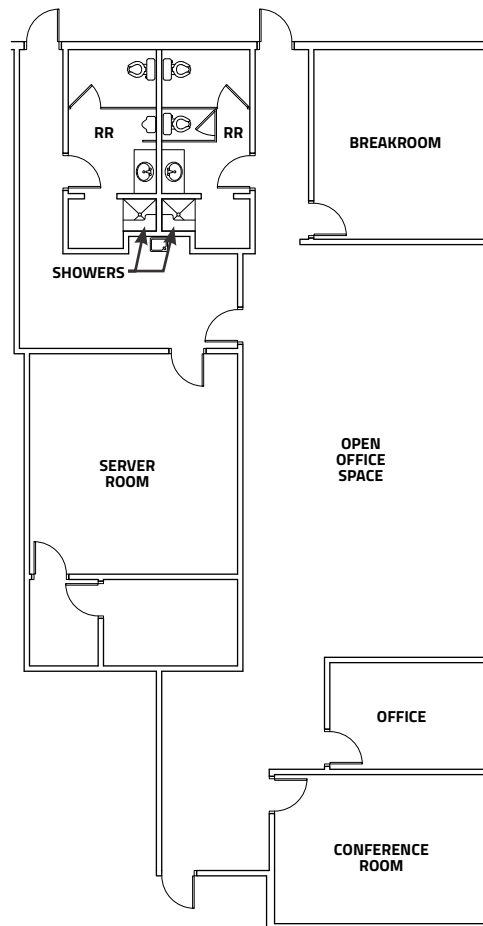
Unit F:	3,099 SF
Lease Rate:	\$16.63 / SF / NNN
Expenses:	\$10.76 / SF + Utilities (Est. 2025)
Available:	Now

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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