



**DEAN CALLAN
& COMPANY INC**

CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

2ND FLOOR CLASS A OFFICE SPACE FOR LEASE

356 1/2 MAIN STREET
LONGMONT, COLORADO 80501

Discover a unique blend of historic charm and modern convenience at 356 1/2 Main Street in Longmont. This beautifully renovated office space features open, versatile layouts, high ceilings, and exposed brick walls, creating an inspiring environment ideal for local professionals. With elevator access, ADA-compliant restrooms, and proximity to public parking and the future Hotel Longmont, this location offers unmatched accessibility and appeal in the heart of a thriving downtown.

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

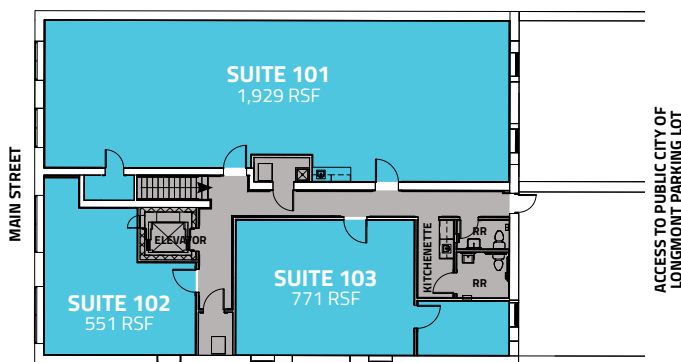
TERMS

Suite 101:	1,929 RSF
Suite 102:	551 RSF
Suite 103:	771 RSF
Combined Rentable Square Footage:	3,254 RSF
Lease Rate:	\$19.50 / SF / NNN
Expenses:	\$11.14 / SF (Est. 2024)

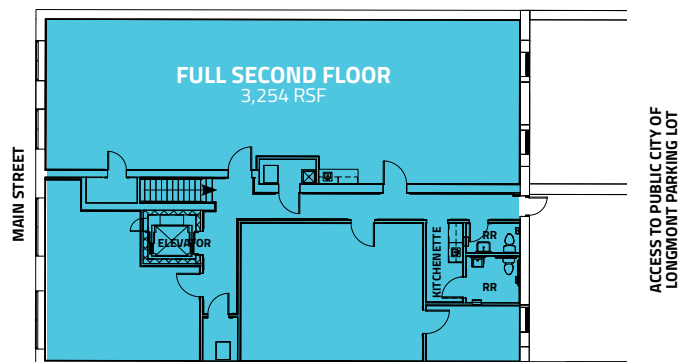
PROPERTY FEATURES

- Perfect for Local Professionals:** Thoughtfully designed for businesses seeking spacious, open office space in a prime Main Street location.
- Convenient Elevator Access:** This two-story office and retail building offers easy access with a centrally located elevator, streamlining operations for businesses and clients alike.
- Fully Renovated Interior & Exterior:** Recently upgraded with modern finishes that create a fresh, welcoming atmosphere for both employees and customers.
- Historic Charm with Modern Flair:** High ceilings and beautifully restored exposed brick walls add unique character and elegance to this distinctive space.
- Accessible Common Area Restrooms:** Equipped with two restrooms, including an ADA-compliant facility to ensure comfort and accessibility for all visitors.
- Prime Location Near Public Parking and Upcoming Hotel:** Backed by ample public parking and close to a new boutique hotel opening in 2025, enhancing convenience and customer traffic. <https://www.hotellongmont.com/>
- New Local Amenities:** Bakewell (Opening Soon!) <https://bakewell.store/> Flower Wild <https://shopflowerwild.com/> Juniper Goods <https://junipergoods.co/>

FLOOR PLAN - SINGLE OFFICE SUITES

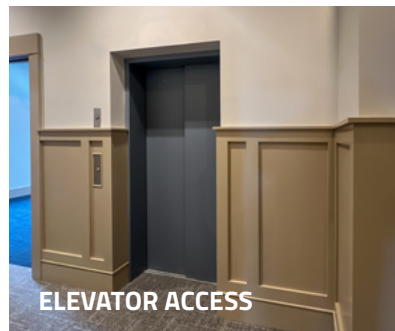


FLOOR PLAN - FULL SECOND FLOOR



■ common area ▨ leased

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HISTORIC PHOTO PRIOR TO FULL EXTERIOR AND INTERIOR REMODEL

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