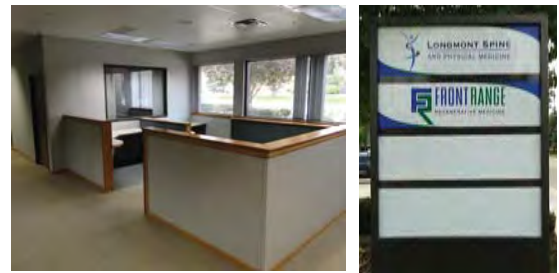


# PROPERTY OFFERING

Office/Flex

451 21st Avenue, Longmont, Colorado 80501

## For Lease



<b>Suite</b>	<b>Size</b>	<b>Lease Rate</b>
<b>C</b>	<b>1,962 RSF</b>	<b>\$10.50/RSF (NNN)</b>
<b>Expenses</b>		<b>Parking</b>
<b>\$5.20/SF (2018 est.)</b>		<b>4.86 spaces/1,000 SF</b>
<b>Tenant Improvement Allowance</b>		<b>Zoning</b>
<b>\$40/SF (Qualified Tenants)</b>		<b>MU-C</b>
		<b>Mixed Use - Corridor</b>
<b>Co-ownership possible</b>		

- Nicely maintained professional building N. Longmont with easy access to Hwy 66
- Flexible zoning allows for a variety of uses including office, medical, retail, light assembly
- Nextlight, CenturyLink fiber; Comcast available
- Covered outdoor patio for company events
- Space can be divided
- Shared restrooms and kitchen/break area

The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Price, terms, and other information are subject to change. Parties are advised to independently verify all information.

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**RICK ANDERSON**  
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**RE/MAX TRADITIONS, INC**

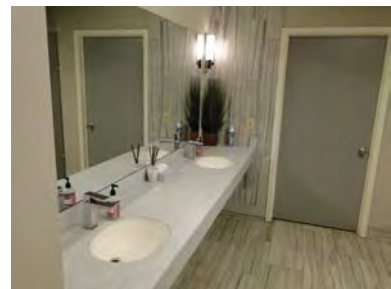
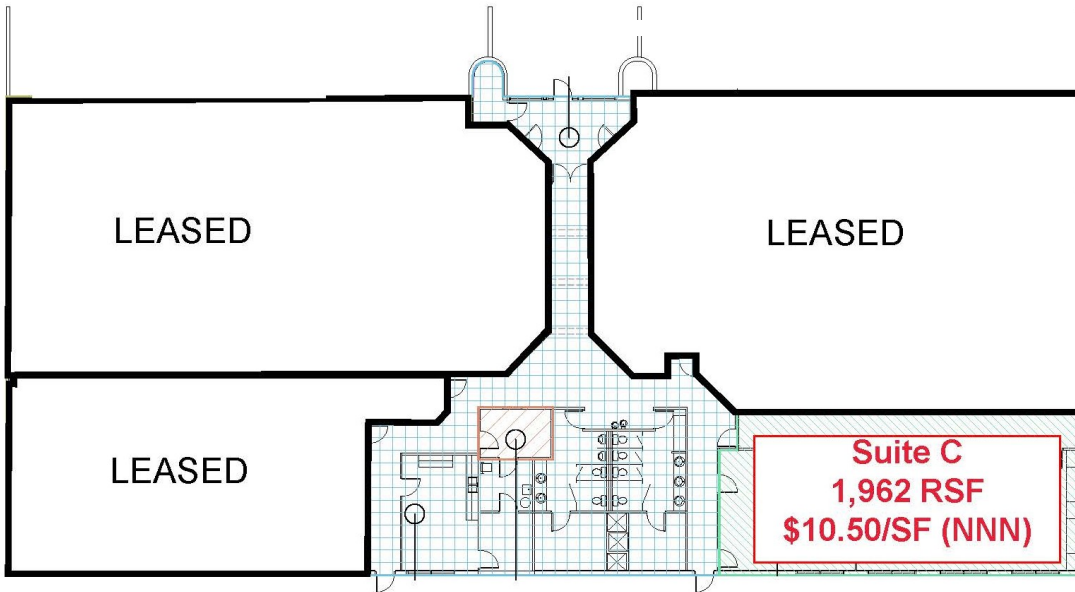
**RE/MAX**  
COMMERCIAL

2204 18th Avenue  
Longmont, CO 80501  
(303) 772-3800

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