

# FOR LEASE

515 KIMBARK STREET, SUITE 106 | LONGMONT CO 80501

## PROPERTY SUMMARY

**LEASE RATE** \$3,200.00/month + elec.

**PRICE PER SQ. FT.:** \$22.78/SF Modified Gross

**AVAILABLE SF:** 1,685

**PARKING:** 2 reserved + public lot

**YEAR BUILT:** 1975

**BUILDING CLASS:** B

**ZONING:** Mixed Use - Downtown

**SPACE USE:** Office

**MARKET:** Downtown Longmont

**CROSS STREETS:** 5th Avenue and Kimbark Street

Central, convenient downtown location. Suite 106 is on the ground floor and includes 5-6 quiet professional offices plus open work area, conference room, break area, restroom, storage, and separate exit. Lots of natural light. Near restaurants, coffee shops, financial services, retailers, parks, public transportation. Walking distance to Longmont Civic Center and Boulder County Annex. On-site management. Modified Gross lease--Tenant pays electric utility.

**KEN KANEMOTO**

Commercial Broker Associate

(303) 589-7770 (Mobile)

ken@longmontcommercial.com

**KEN VOSS**

Commercial Broker Associate (970)

232-5446 (Mobile)

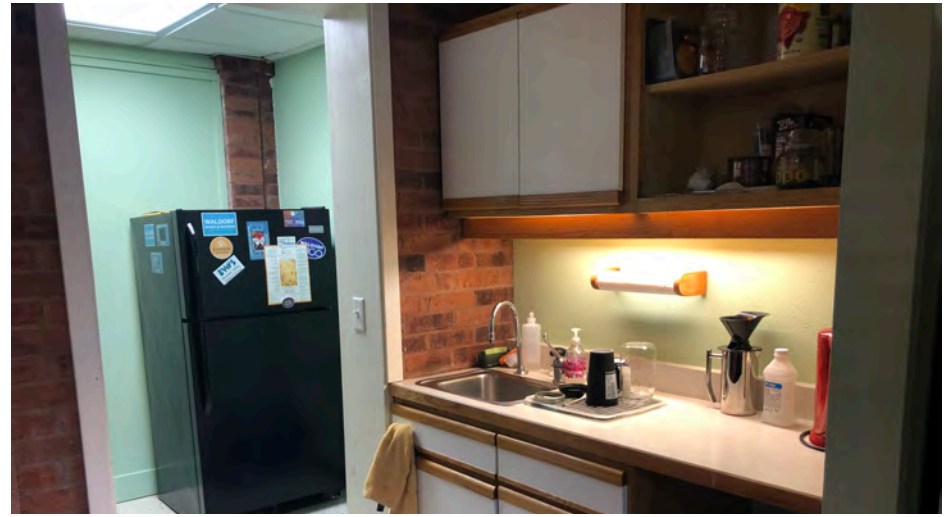
kenvoss@longmontcommercial.com

RE/MAX TRADITIONS INC | 2204 18th Ave | Longmont, CO 80501



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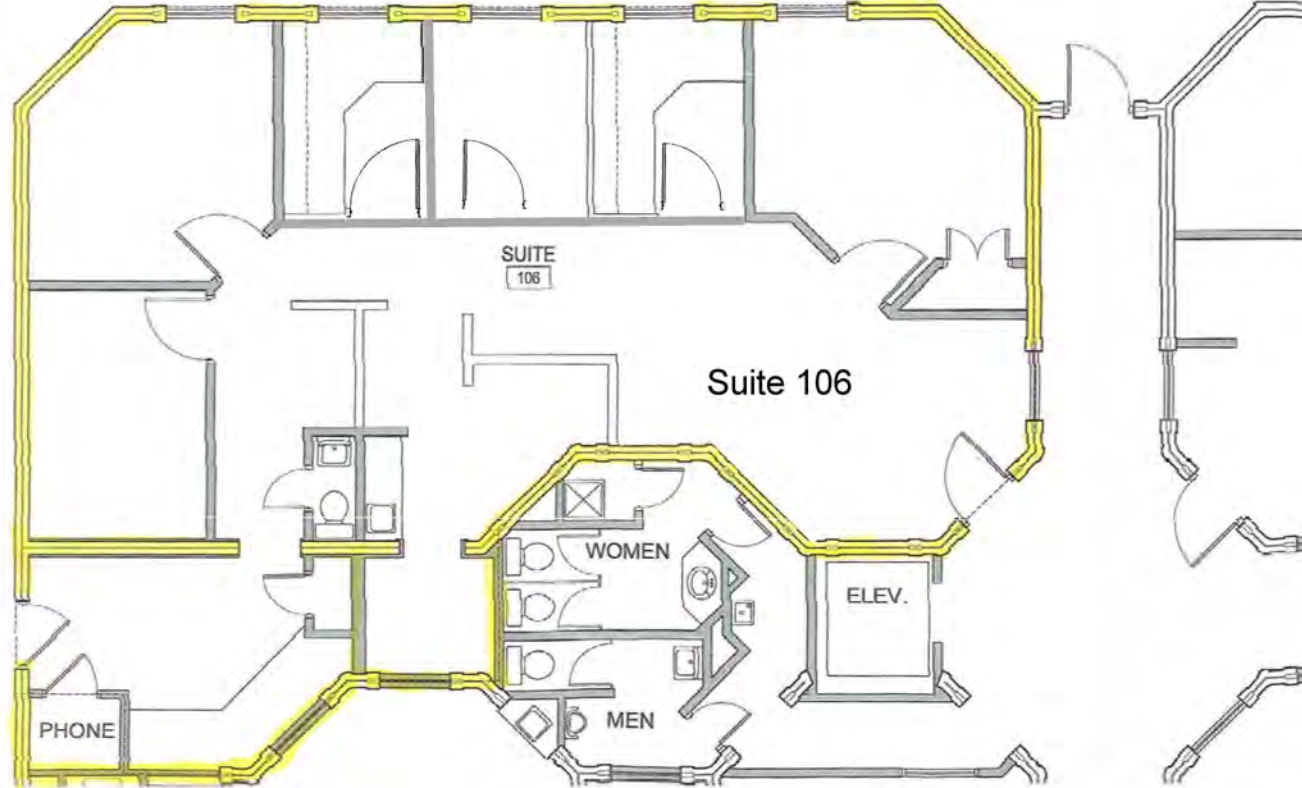
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