

FOR LEASE **Price Reduced!**

515 KIMBARK STREET, SUITE 106 | LONGMONT CO 80501

PROPERTY SUMMARY

LEASE RATE ~~\$3,200.00~~ \$2,850.00/month + elec.

PRICE PER SQ. FT.: ~~\$22.78~~ \$20.30/SF Modified Gross

AVAILABLE SF: 1,685

PARKING: 2 reserved + public lot

YEAR BUILT: 1975

BUILDING CLASS: A/B

ZONING: Mixed Use - Downtown

SPACE USE: Office

MARKET: Downtown Longmont

CROSS STREETS: 5th Avenue and Kimbark Street

Collaborative office space in central downtown location. Central shared work area with kitchenette, 5-6 private offices, conference room, suite restroom, storage area, separate exit. Would work great for hoteling/hot-desk. Lots of natural light. Near restaurants, coffee shops, financial services, retailers, parks, public transportation. Walking distance to Longmont Civic Center, Boulder County Annex. On-site management. Modified Gross lease rate includes all expenses except tenant's electric.

KEN KANEMOTO

Commercial Broker Associate

(303) 589-7770 (Mobile)

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KEN VOSS

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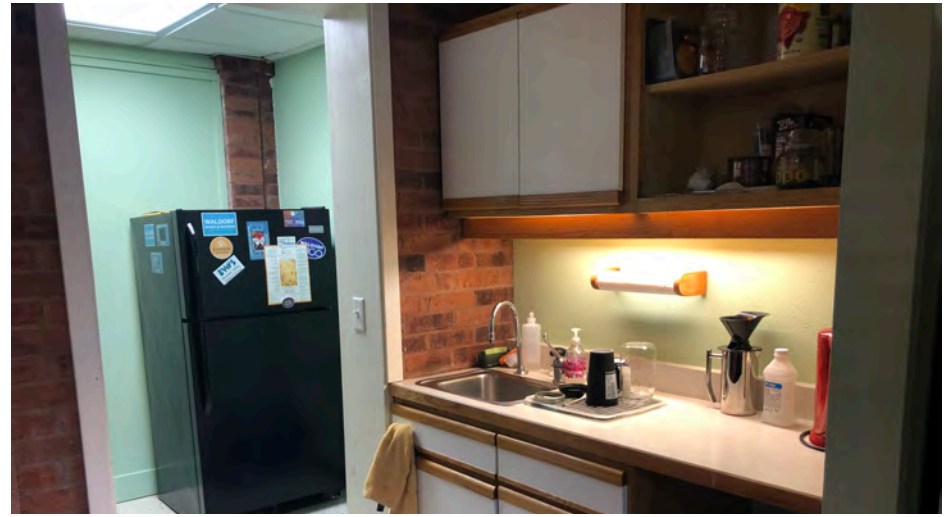
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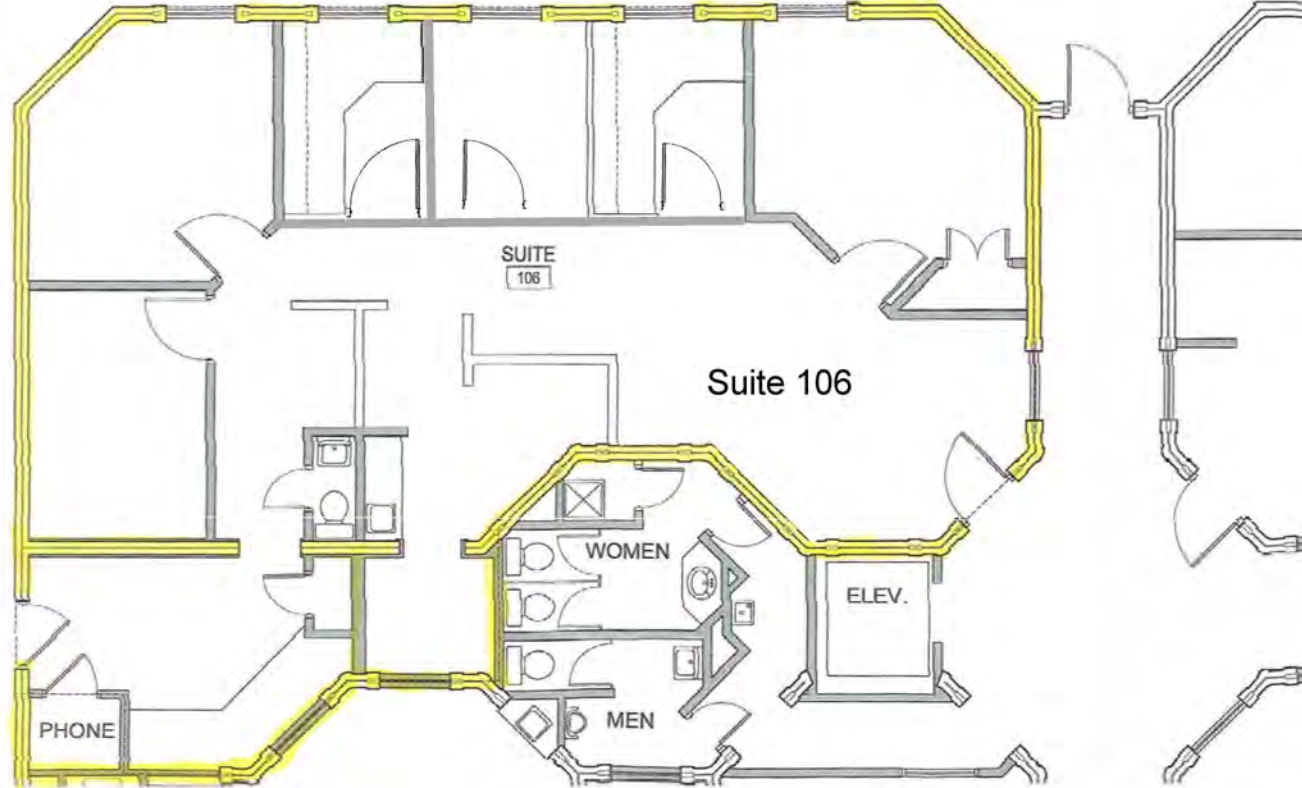
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