

# FOR LEASE

## Office/Retail space

### 1630 Main Street, Longmont



Great office/ retail space available at Main Street in Longmont! Other established businesses in building. Private parking lot right in front of your door. First floor retail or office space consists of 750 or 1,408 sq. ft. available with plenty of windows. 2nd story offices available with elevator, kitchenette, and private balcony. Office paces range from 160 — 2,093 sqft. Strong demographics!

<b>Space size:</b>	<b>157, 743, 897, &amp; 2,093 sq. ft. (offices) 1,408 sq ft and 750 sq. ft. (retail)</b>
<b>Zoning:</b>	<b>Commercial</b>
<b>Traffic Count:</b>	<b>32,726 (2006 count)</b>
<b>Lease Rate:</b>	<b>1st floor spaces: \$9.00/sq. ft. plus NNN</b> <b>2nd floor space: \$13.00/sq. ft. FSG</b>

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