

**FOR LEASE**  
**195 S. MAIN STREET, UNIT 3**  
**LONGMONT, CO**



**Ken Kanemoto, CCIM**  
**Ed Kanemoto, CCIM**  
**303-772-2222**

**ken@LongmontCommercial.com**  
**ed@kanemoto.com**  
**www.LongmontCommercial.com**

- **Size: 1,200 sq. ft.**
- **Rate: \$12.00/sq. ft. (\$1,200/mo)**
- **Large parking lot plus owner/employee parking at the rear.**
- **NO Common area fees**
- **High traffic counts**
- **Great location**

**A well kept center and only \$1,200 per month plus utilities and trash pick-up. Space could be used for either retail or office. Located in the Burlington Square Shopping Center near Ken Pratt Boulevard and S. Main Street. Air-conditioned, ample parking, and NO common area fees. A clean, high-traffic location and very reasonable rates.**