

# FOR LEASE

3,350 sq. ft. office space (2nd floor)  
401 Main Street, Longmont



Professional office suite available on the second floor of the Guaranty Bank Building at the prime corner of 4th Avenue and Main Street. Private offices - all with windows and an open bullpen area, conference room, reception area and elevator service. A legal firm and bank trust department also occupy the 2nd floor.

<b>Size:</b>	<b>3,350 sq. ft. (Suite 2)</b>
<b>Lease Rate:</b>	<b>\$10.00 plus NNN expenses (\$2,790/mo plus NNN)</b>
<b>Expenses:</b>	<b>Approximately \$4.50/sq. ft. including all utilities</b>
<b>Zoning:</b>	<b>CBD</b>

**Ken Kanemoto, CCIM**  
[ken@LongmontCommercial.com](mailto:ken@LongmontCommercial.com)  
**(303)772-2222**



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Prudential LTM Realtors, 275 S. Main Street, Longmont, Colorado 80501

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