

# FOR LEASE

**Ideal for Exercise, Dance, Martial Art Studio**

**195 South Main Street, Longmont, CO 80501**



**2400 to 3600 sq ft Retail Space—Ideal for all types of classes including exercise, dance martial arts studio, or retail uses. Includes office , restrooms with dressing area and showers. The entire unit to be freshly painted. Located in an established well kept center with ample parking on Main Street. Attractive lease rate of \$9.00 to \$10.00/sq ft plus utilities. There is no NNN expenses and will be available soon.**

<b>Sizes Available:</b>	2,400 or 3,600 sq ft
<b>Parking:</b>	Ample parking available in the large lot
<b>Lease Rate:</b>	\$9.50/sq ft + utilities for 3,600 sq ft \$10.00/sq ft + utilities for 2,400 sq ft
<b>Lease Term:</b>	2 to 5 year term

**Ken Kanemoto, CCIM**

**Cherie Kanemoto**

**(303)772-2222**

**ken@LongmontCommercial.com**



**Prudential**  
**Rocky Mountain, REALTORS®**

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

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