

# FOR LEASE

1,750 sq. ft. Office/Retail/Fitness Space  
900 Coffman Street, Longmont, CO



Great location in a busy shopping center on the highly visible corner of 9th Avenue and Coffman Street. The space has previously been used for office, but could easily be converted into retail, fitness, or many other commercial/retail/office uses. Next to a popular meat market, Your Butcher Frank, and Deli Cioso Restaurant. Attractive lease rate in a busy center.

<b>Available Sq. ft.:</b>	1,750 sq. ft
<b>Parking:</b>	Ample parking in the private parking lot for this busy center
<b>Lease Rate:</b>	\$6.50/sq. ft. plus NNN expenses
<b>NNN expenses:</b>	\$3.50/sq. ft.

**PRICE  
REDUCED!!!**

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



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