

FOR LEASE

1,750 sq. ft. Office/Retail 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. Next to Bleu Sun Deli, My Butcher, Frank, and an office suite. Ideal for many commercial/retail/office uses. Attractive lease rate in a busy center.

Available Sq. ft.:	1,750 sq. ft. - May divide
Parking:	Ample parking in the private parking lot for this busy center
Lease Rate:	\$10.00/sq. ft. plus NNN expenses (\$1,458/mo + NNN)
NNN expenses:	\$3.00/sq. ft.

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