



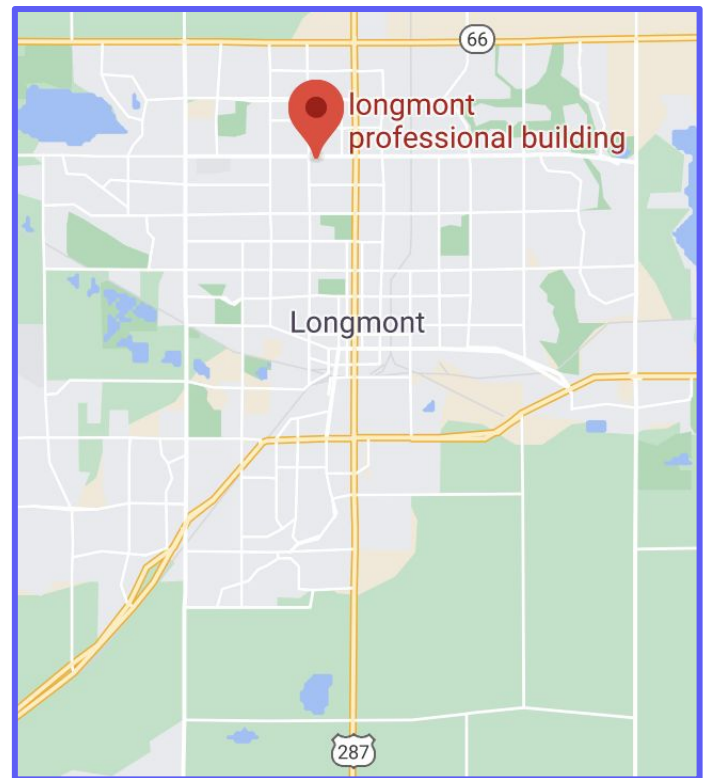
MEDICAL / PROFESSIONAL OFFICES FOR LEASE

1055 17th Ave, Longmont, CO



PROPERTY INFORMATION:

- **SIZE:**
 - Suite 91b: 537 sf
 - Suite 92: 790 sf
 - Suite 103: 1,391 sf (built out for medical office)
 - Suite 105: 1,109 sf
 - Suite 201: 1,575 sf (built out for medical office)
- **RATE:** \$13.00 - \$14.00/sf (NNN)
- **EXPENSES:** \$7.00/sf (est.)
- **BUILDING AMENITIES:**
 - Operable windows
 - Low-cost gig speed internet
 - Key card access
 - Interior & exterior security cameras
 - Common area bathrooms with showers
 - Common elevator
 - Common washer & dryer
 - Multiple skylights providing ample natural light
 - Ample parking of ~5:1000 (77 spaces)



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All information provided is deemed reliable but is not guaranteed and should be independently verified

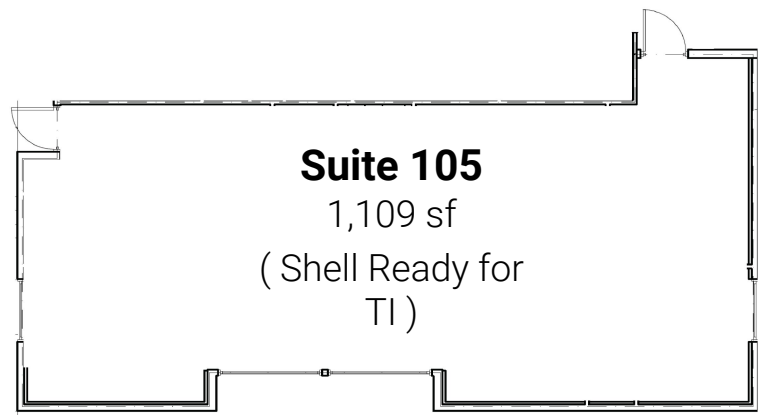
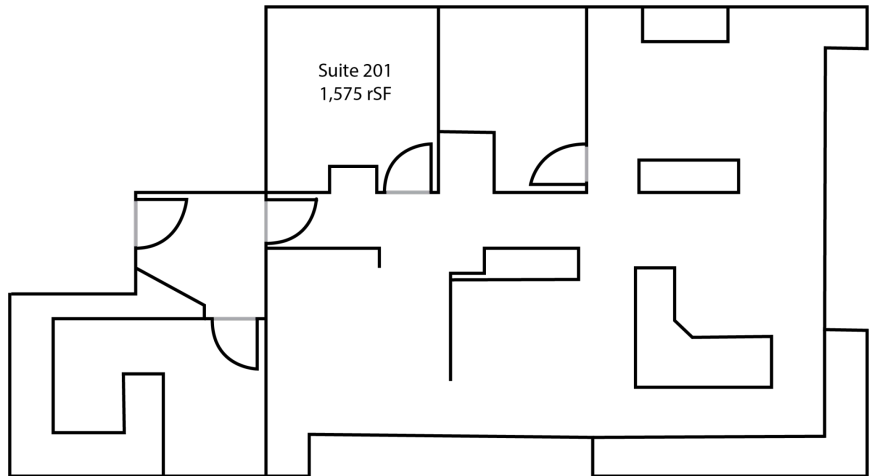
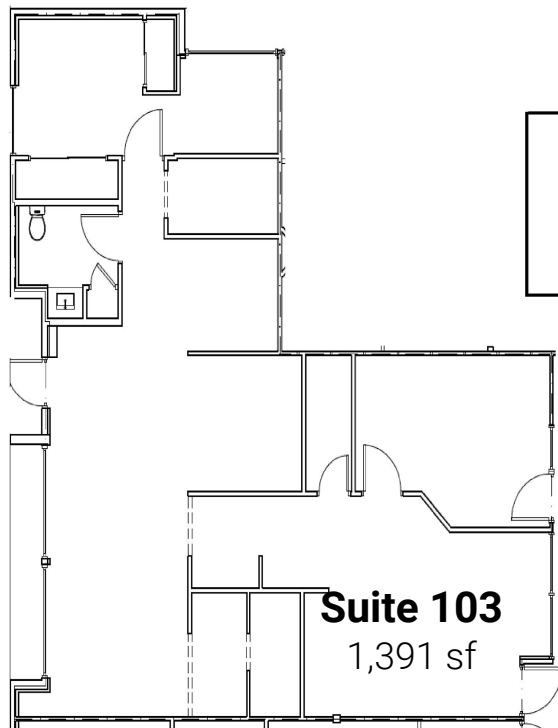
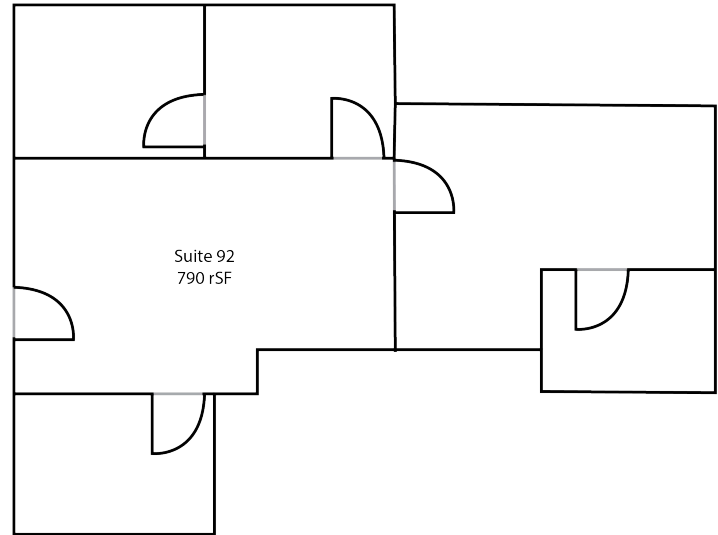
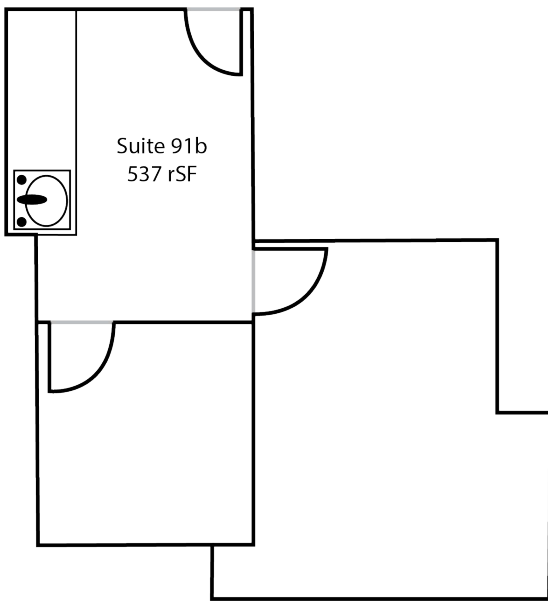
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FLOOR PLANS

(not to scale)



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