

REDUCED RATE!



723 Main Street, Longmont OFFICE/ RETAIL FOR LEASE

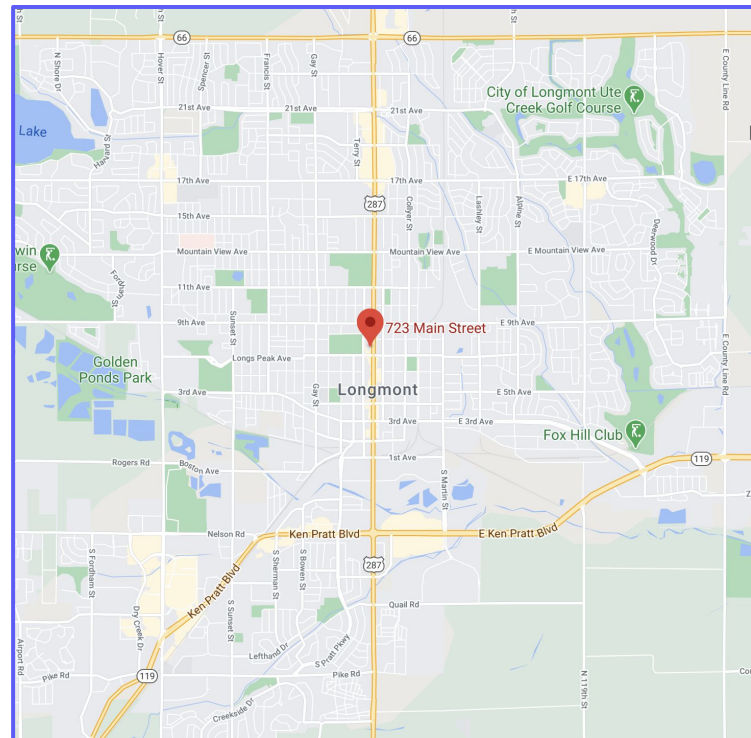


PROPERTY INFORMATION:

- **SIZE: 2,082 sf**
- **LEASE RATE: \$9.00/sf NNN**
 - **EXPENSES: \$6.00/sf**
 - **≈ \$2,602.50/mo**
- **Great visibility to 23,000 vehicles/day**
- **Ample free street and covered parking**

Building Amenities

Wide open floor plan ready for your build out, high speed internet, high end finishes, two unisex bathrooms, unisex shower, kitchen, LED lighting, high efficiency building means lower utility costs. Internet, trash and common area cleaning included. Located close to numerous amenities and only one block from Longmont RTD station. Sorry, no Vape, Tobacco, Tatoo, or Fitness uses.



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

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This Medical/Professional Office or Retail Space is ready for buildout!

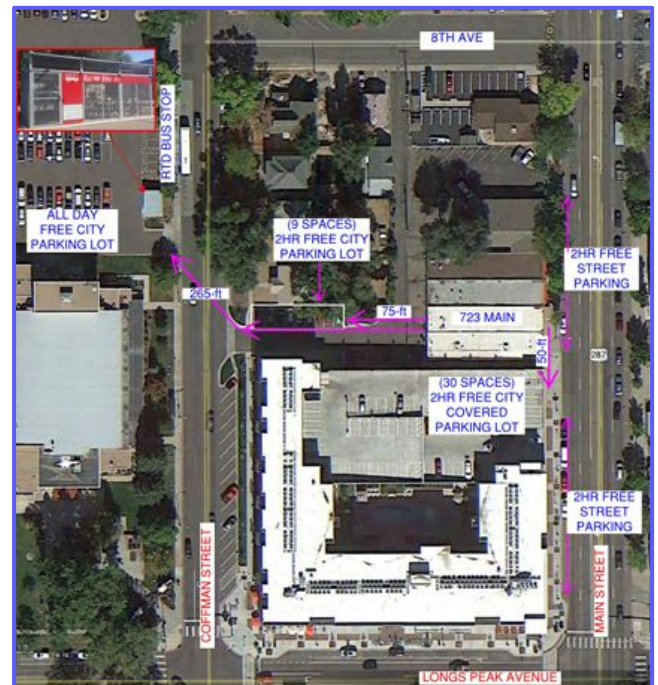


Great Signage & Visibility on Main Street



Wide open floor plan ready for drywall which will be installed at no cost

Parking Map



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