

# 110 EMERY

CREATIVE FLEX | OFFICE | RETAIL FOR LEASE

DOWNTOWN LONGMONT | COLORADO



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## 110 EMERY

110 Emery is creative, flex office/retail space with suites that have separate entrances, open floor plans, and incorporate an indoor/outdoor work environment. Enjoy working in a fully renovated and re-purposed building in a superb location. 110 Emery is in a unique opportunity positioned in the South Main Station redevelopment providing an abundance of walkable amenities. Bookended by the vibrant Old Town and a fully revitalized St. Vrain Greenway Development, tenants of 110 Emery will have access to restaurants, breweries, walking/biking trails, housing opportunities at the brand new South Main Station, and a future transit station.

### BUILDING INFORMATION

BUILDING SIZE	19,180 SF
AVAILABILITY	15,000 RSF, DIVISIBLE TO APPROXIMATELY 4,000 RSF
LEASE RATE	\$18 – 21.00 / RSF / YR NNN
ESTIMATED DELIVERY	APRIL, 2021
PARKING	60 SPACES (3.2/1,000 SF)+ OFF-STREET



WEST ELEVATION



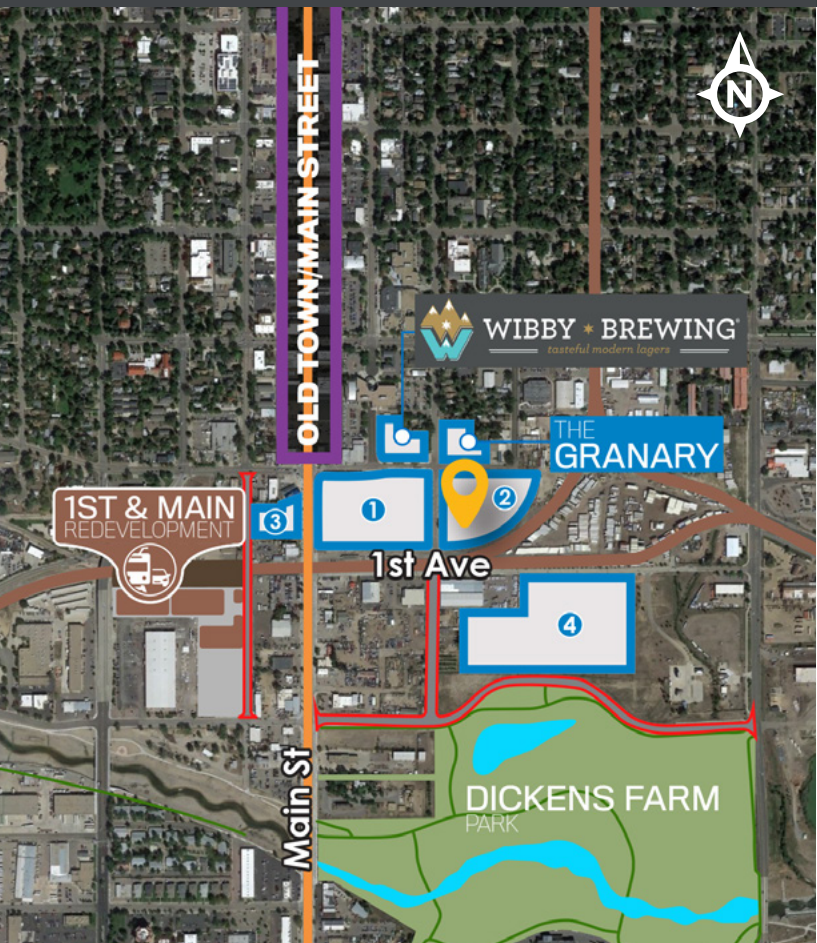
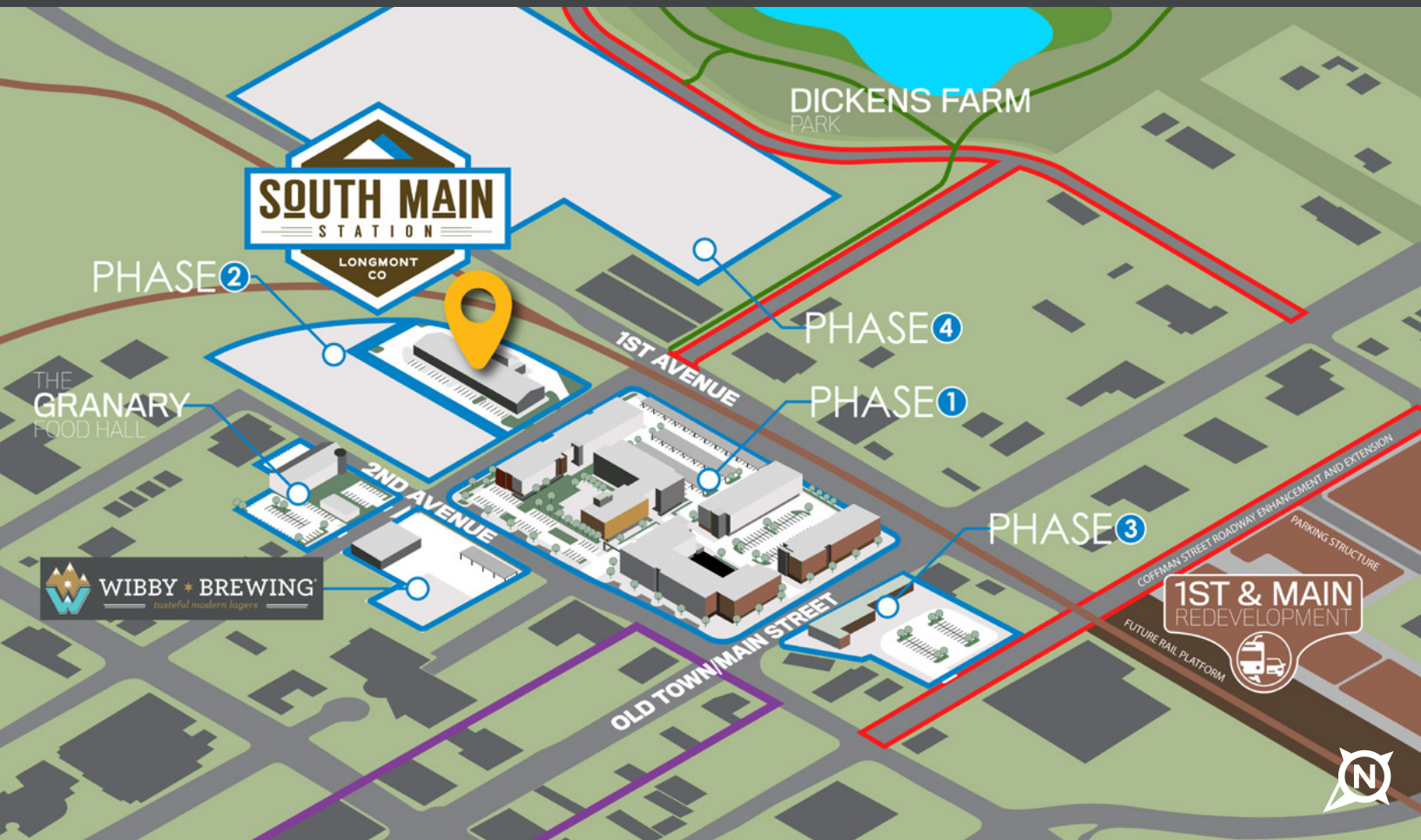
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



**PHASE 1**

6 acres - Completed  
(253 units)

**PHASE 2**

110 Emery  
4 acres - MU Zoning  
(Warehouse with 155 units)

**PHASE 3**

1.5 acres - MU Zoning

**PHASE 4**

12 acres - MU Zoning

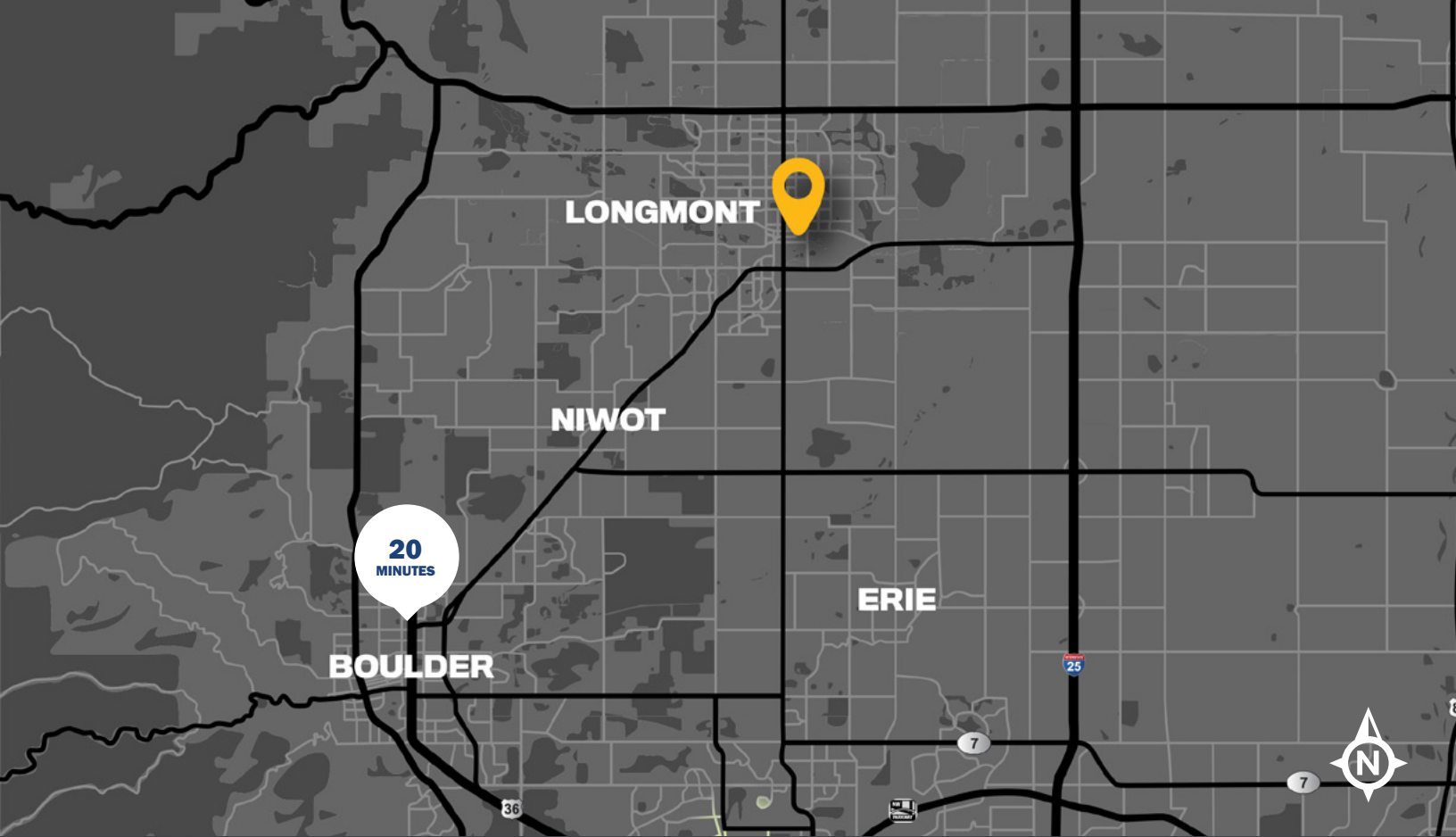
**THE GRANARY**

Future office space with food hall concept located on first floor

**1ST & MAIN REDEVELOPMENT**

Home of the future commuter rail station and central bus station

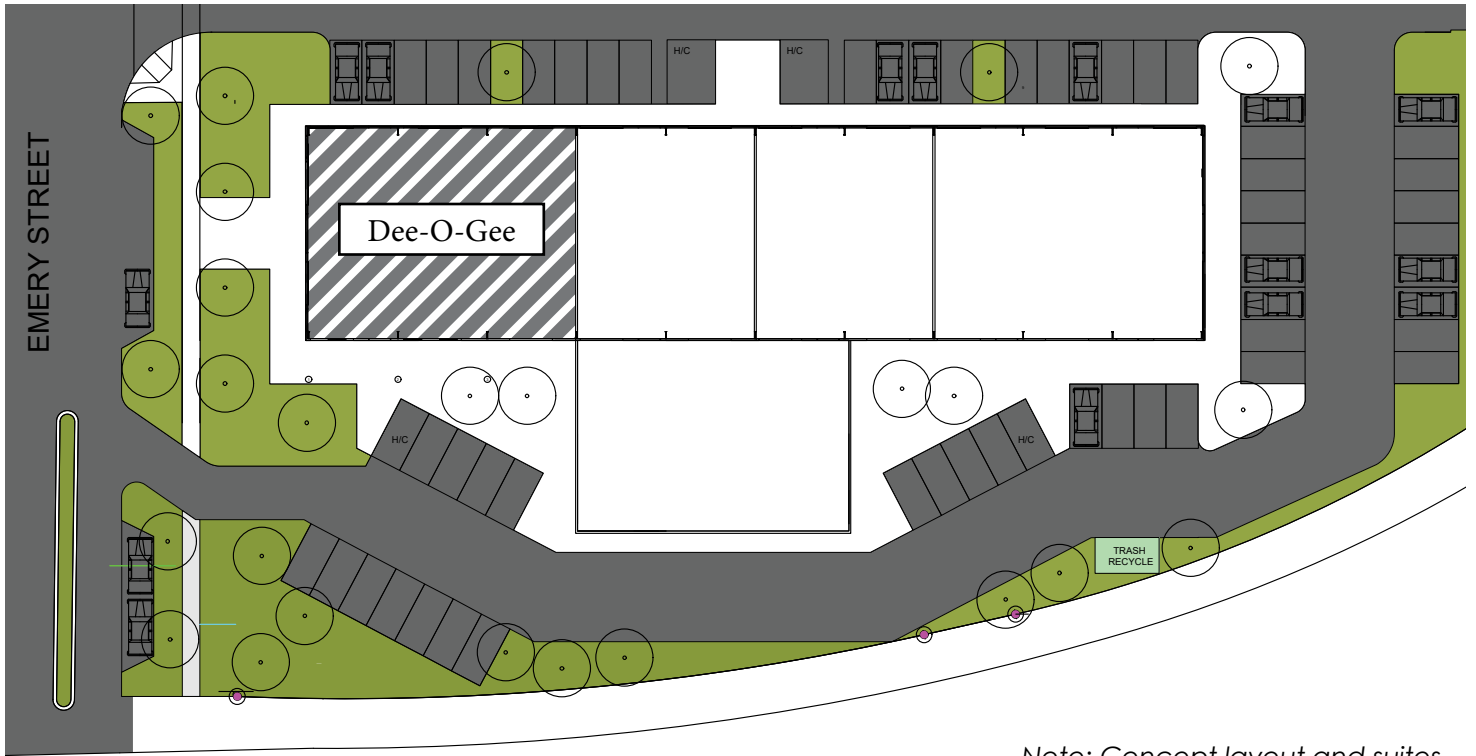




# FLOOR PLAN — 110 EMERY

SIZE

15,000 RSF, DIVISIBLE TO APPROXIMATELY 4,000 RSF



*Note: Concept layout and suites can be combined.*

## CURRENT CONSTRUCTION STATUS



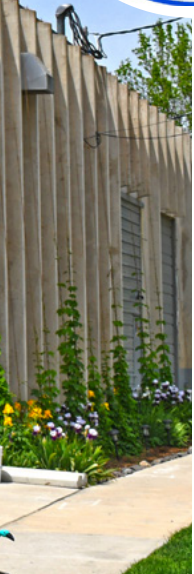




# LONGMONT RATED #1

## OF TOP BOOMTOWNS IN AMERICA

(by smartasset.com 2019)



Longmont is a community located 35 minutes north of Denver. It is a diverse, multicultural and welcoming city, one in which it's easy for people to make connections, do business, and to thrive as part of the community. As home to many customs and cultures, it's easy for residents and visitors to find fellowship with others of similar backgrounds and to explore and join in traditions that are new or foreign. The many nonprofit, civic and cultural organizations of Longmont welcome new people to become involved, and there is opportunity to find others with whom to share almost any interest. Not only do "you belong in Longmont" if you're looking for a welcoming hometown or business location, but "when you're in Longmont, you belong."

### LONGMONT FAST FACTS

**\$88,137\***

Average Household Income

**1.43%\*\***

Annual Growth

**99,381\***

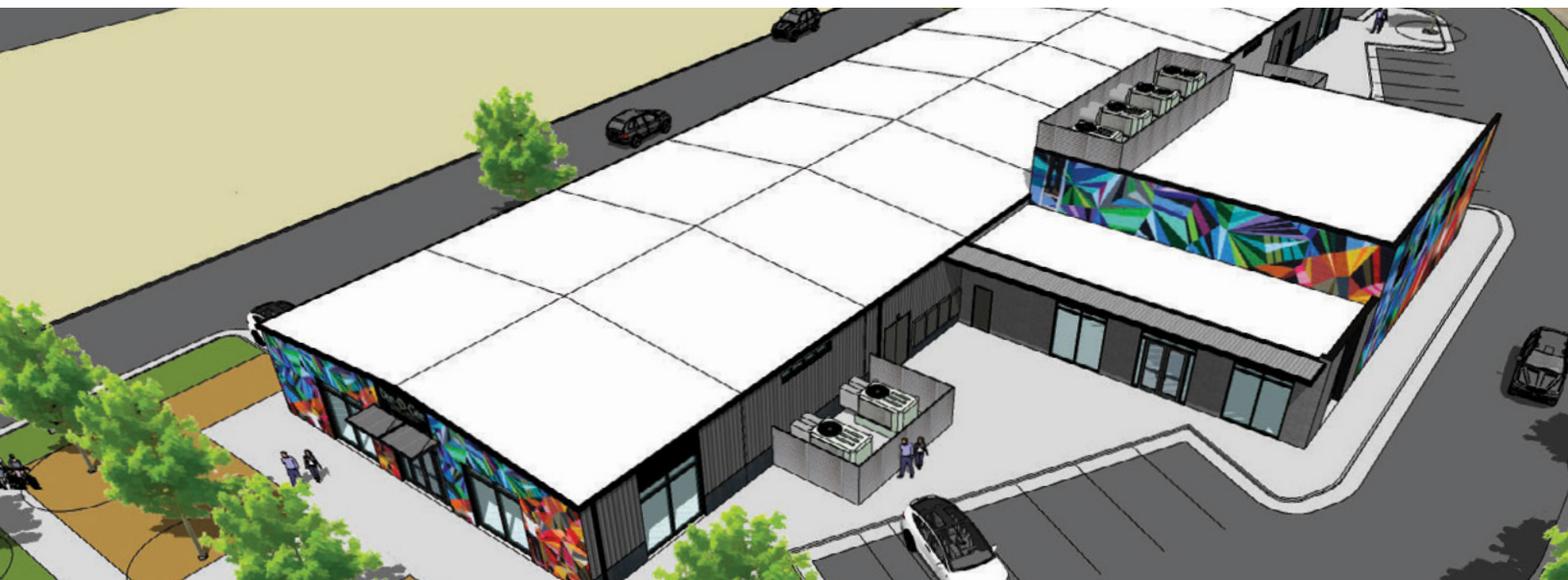
Population



\*Source: U.S. Census Bureau, 2020 American Community Survey, Population estimates, as of May 2020

\*\*Source: City of Longmont

Longmont, Colorado, located within Boulder County, is a city with 22 square miles, more than 300 days of sunshine and a spectacular vista of the Rocky Mountains. Longmont sits at an elevation of 4,979 feet above sea level. With more than 1,500 acres of parks and open space, Longmont is perfect for outdoor enthusiasts. Longmont is also home to several high-tech companies and a vibrant restaurant scene. It is conveniently located 37 miles from Denver, 16 miles from Boulder and 30 miles from Rocky Mountain National Park.



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