

HIGH-TECH OFFICE SPACE FOR LEASE

1821 LEFTHAND CIRCLE
LONGMONT, CO

HIGHLIGHTS

SPACE AVAILABLE	5,056 RSF
LEASE RATE	\$14.75 / RSF / NNN
EXPENSES	\$4.76 / RSF + UTILITIES
PARKING	2.8:1,000

PROPERTY FEATURES

- Beautifully renovated high-tech office space. The space features high open ceilings, a spacious open floor plan, and natural lighting with 3 exterior walls lined with windows.
- 12' ceiling height
- 100% HVAC
- 1 dock high glass overhead door
- NextLight fiber
- Includes 4,800 CFM auto-cleaning needlepoint bipolar ionization system proven to eliminate airborne particulates (bacteria, viruses, mold), odors and pathogens including a 99.4% reduction of coronavirus-related pathogens.
- Located in an amenity-rich community, within walking distance of Village at the Peaks (Boulder County's newest lifestyle destination), seven hotels, five breweries, and numerous restaurants, banks and retail.
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership



FOR MORE INFORMATION CONTACT:

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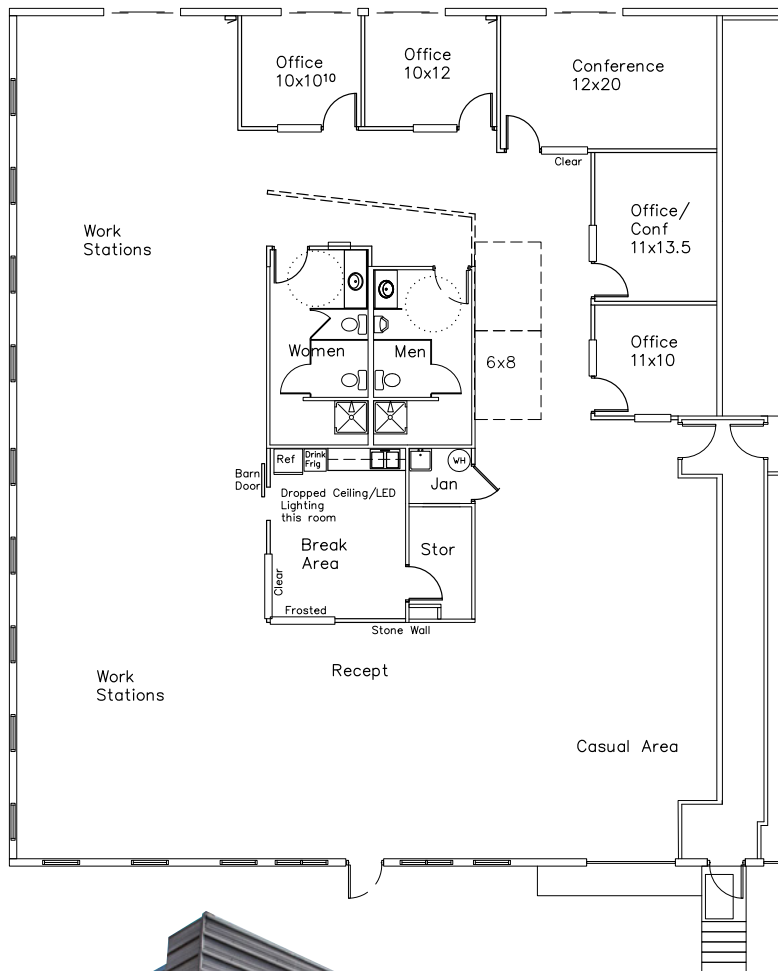
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FLOOR PLAN

SECOND FLOOR



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