

OFFICE FOR LEASE

COYOTE RUN AT MEADOW BROOK

255 Weaver Park Rd, Longmont, CO 80501



OFFERING SUMMARY

AVAILABLE SF:	1,230 RSF
LEASE RATE:	\$14.00 - 26.00 SF/yr (NNN)
LOT SIZE:	1.31 Acres
BUILDING SIZE:	20,070 SF
RENOVATED:	2020
ZONING:	MU-E
MARKET:	Longmont

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

1,230 square feet of professional office available in East Longmont. Easy access to Longmont, Boulder, and I-25. This suite features 3 private offices. The 2nd level includes common restrooms and shared conference rooms. The building is immaculately maintained and provides a clean, professional, and quiet place to conduct business.

PROPERTY HIGHLIGHTS

- Newly Remodeled in 2020
- New flooring will be installed prior to tenant move-in
- Elevator
- Common Restroom on the 2nd floor
- Shared conference Rooms
- Plenty of parking available
- Great central location with easy access to Hwy 119 to I-25 and the Diagonal to Boulder.

KW COMMERCIAL
606 Mountain View Avenue
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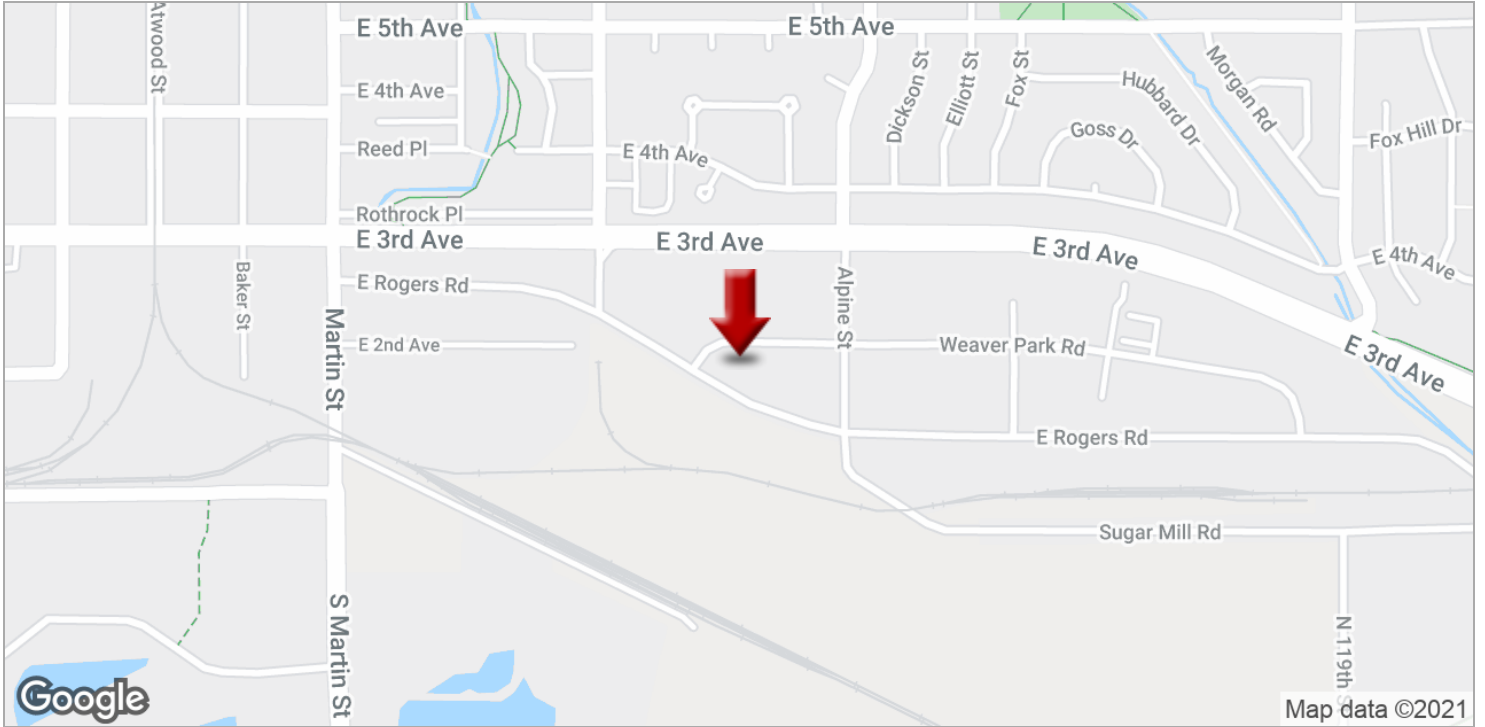
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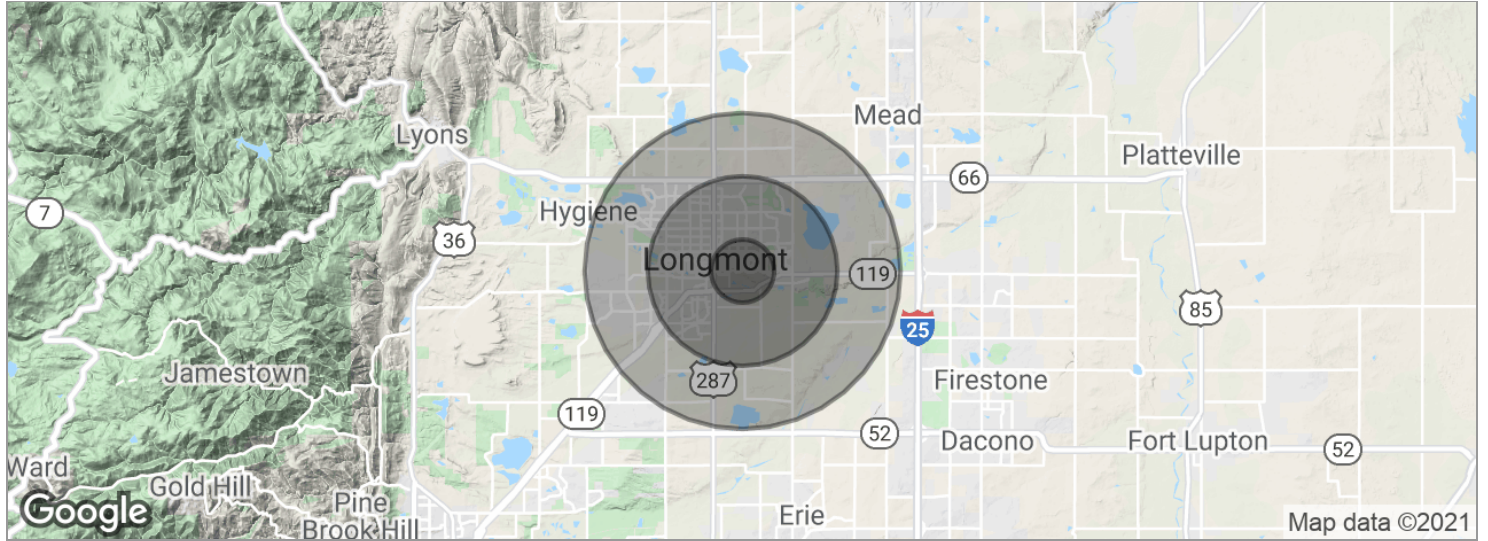
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,816	66,679	100,496
Median age	31.2	34.7	35.8
Median age (male)	30.0	34.3	35.2
Median age (Female)	33.1	35.4	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,988	25,493	38,543
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,088	\$66,159	\$72,977
Average house value	\$249,946	\$233,155	\$263,573

** Demographic data derived from 2010 US Census*

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