

RETAIL/OFFICE PROPERTY Investment Sale

600 South Airport Road, Longmont



Investment Overview

Land Area:	4.44 acres
Year of Construction:	1998
Three Buildings:	59,000 square feet gross 55,800 net rentable area
Current Occupancy:	100% (21 total tenants)
Zoning:	Commercial
Flood Plain:	Outside of 500 year flood zone
Parking:	249 spaces
Price:	\$8,500,000.00
Projected 2014 NOI:	\$600,000
Price per rentable Sq. Ft.:	\$156.00
Cam Expenses to tenants:	\$6.39 per SF



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