



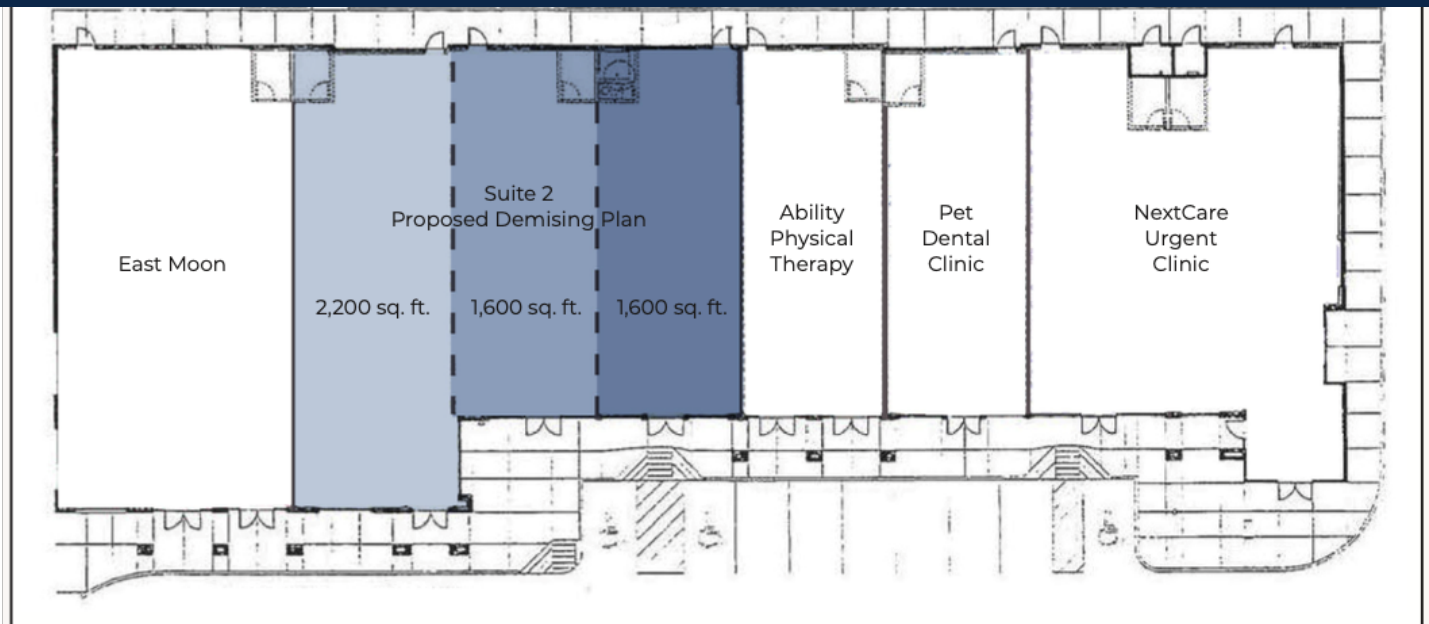
2144 MAIN STREET, UNIT 2
Longmont, Colorado 80501

APPROXIMATELY 1,600 - 5,400 SF OF RETAIL, MEDICAL
OR OFFICE SPACE

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PROPERTY SUMMARY



Property Summary

Introductory Lease Rate:	\$9.95 SF/yr (NNN)
2024 Triple Nets:	\$13.59 PSF
Available SF:	1,600, 3,800, 5,400
Building SF:	15,517 SF
Lot Size:	80,685 SF
County:	Boulder
Zoning:	MU-C

Property Overview

Experience the epitome of prime commercial real estate space at 2144 Main Street in north Longmont. This property boasts ample parking and visibility from busy Main Street/Highway 287. This strategic location, with easy access to I-25 north or south, is suitable for a wide range of medical, office or retail users. With the availability of versatile floor plans and customizable layouts, this property offers the flexibility to accommodate various business needs, for users seeking 1,600, 3,200 or 5,400 square feet of space. The well-maintained exterior lends itself as an attractive storefront, drawing in customers and maximizing your businesses potential. All of this combined makes this property an exceptional opportunity for retail, medical or office success. Join fellow tenants Nextcare Urgent Care, Ability Physical Therapy, and East Moon Asian Bistro. Call to set up a showing today! Introductory Rate of \$9.95 SF/yr (NNN) Year One, Year Two Rate \$15.95 NNN, with 3% annual increases thereafter for any 3 year or longer lease.

Property Highlights

Very attractive Introductory Rate for Year One!
GREAT Parking!!!
Building and Monument Signage is Available
Flexible, customizable suite configurations are available

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus. Landsat / Cope

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