

CLASS A OFFICE SPACE FOR SUBLEASE

3601 N. STAGECOACH ROAD, SUITE 201

LONGMONT, COLORADO 80504



2,234 SF- FOR SUBLEASE

**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



*PRESENTED BY:*

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## PROPERTY SUMMARY

3601 STAGECOACH ROAD NORTH, SUITE 201 | LONGMONT, CO 80504



### Property Summary

Lease Rate:	\$17.00 PSF + NNN
Triple Nets:	\$12.03 PSF
Suite Size:	2,234 SF
Lease Term:	Negotiable
Building Size:	14,144 SF
Year Built:	2007
Zoning:	PUD
County:	Weld
Available:	Immediately
Lease Expiration:	January 31, 2027

### Property Overview

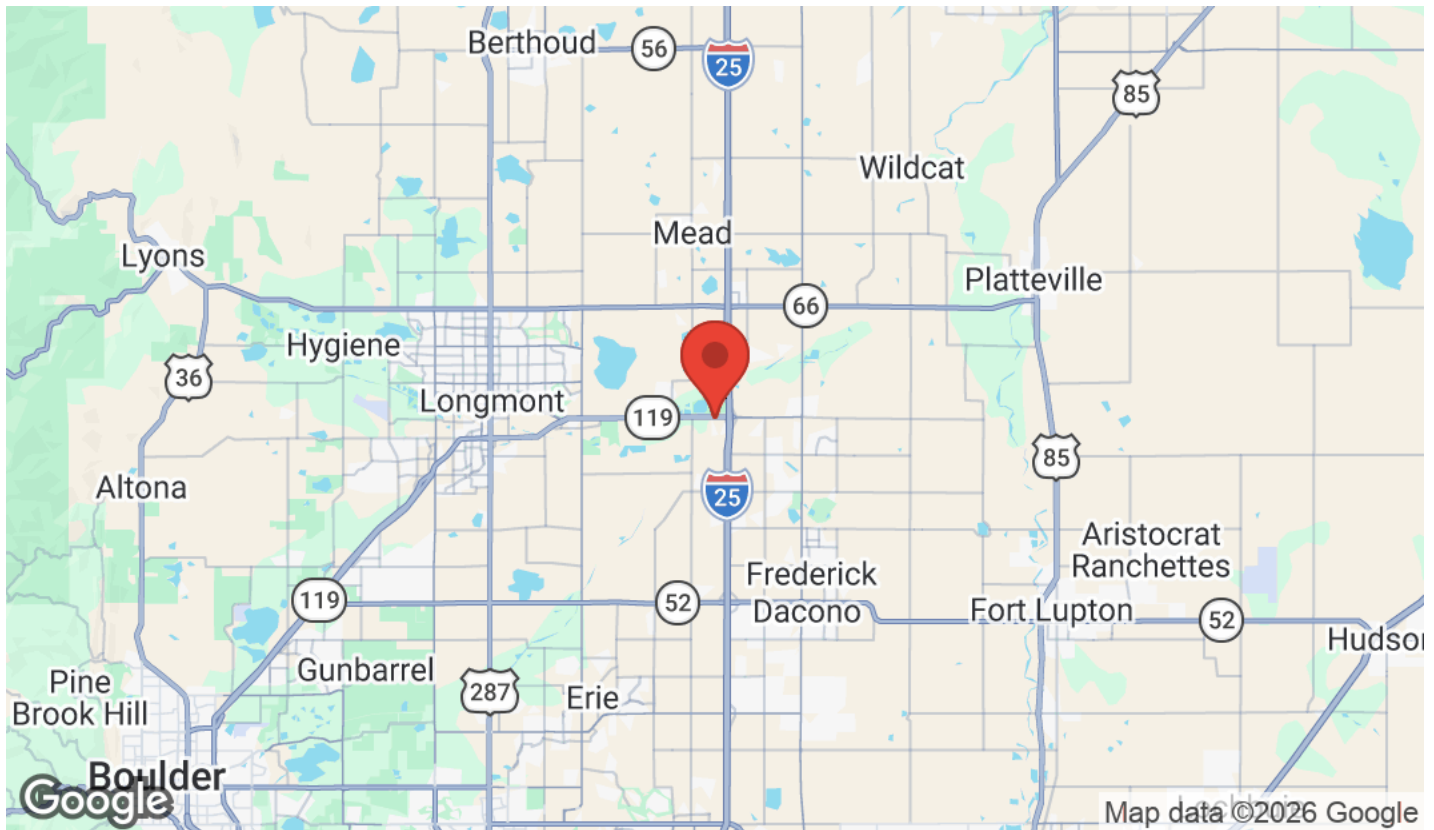
This Class "A" office space is ready for a new user. It checks the boxes for many features that companies are looking for in new office space with a reception area, multiple private offices, bullpen space, conference room, private restrooms, and a kitchenette. Don't miss out on this opportunity! The current lease expires January 31, 2027.

### Location Overview

- A large concrete parking lot with ample parking for employees and guests.
- Large glass exterior windows for natural light into the space.
- Easy access to I-25 and along the Front Range.
- Monument signage on Highway 119 is available.
- High speed Internet available.

# LOCATION MAPS

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