



FOR SALE OR FOR LEASE
5,778 SF OF "CLASS A" OFFICE SPACE

1715 Iron Horse Drive, Suite 210
Longmont, Colorado 80501

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Each Office Independently Owned and Operated.





Property Summary

Price:	\$995,000
Lease Rate:	\$14.00 PSF + NNN
Triple Nets:	\$14.50 PSF includes utilities
Suite Size:	5,778 SF
Lot Size:	111,613 SF
Year Built:	1999
County:	Boulder
Zoning:	MN-E Mixed Use Employment per City of Longmont

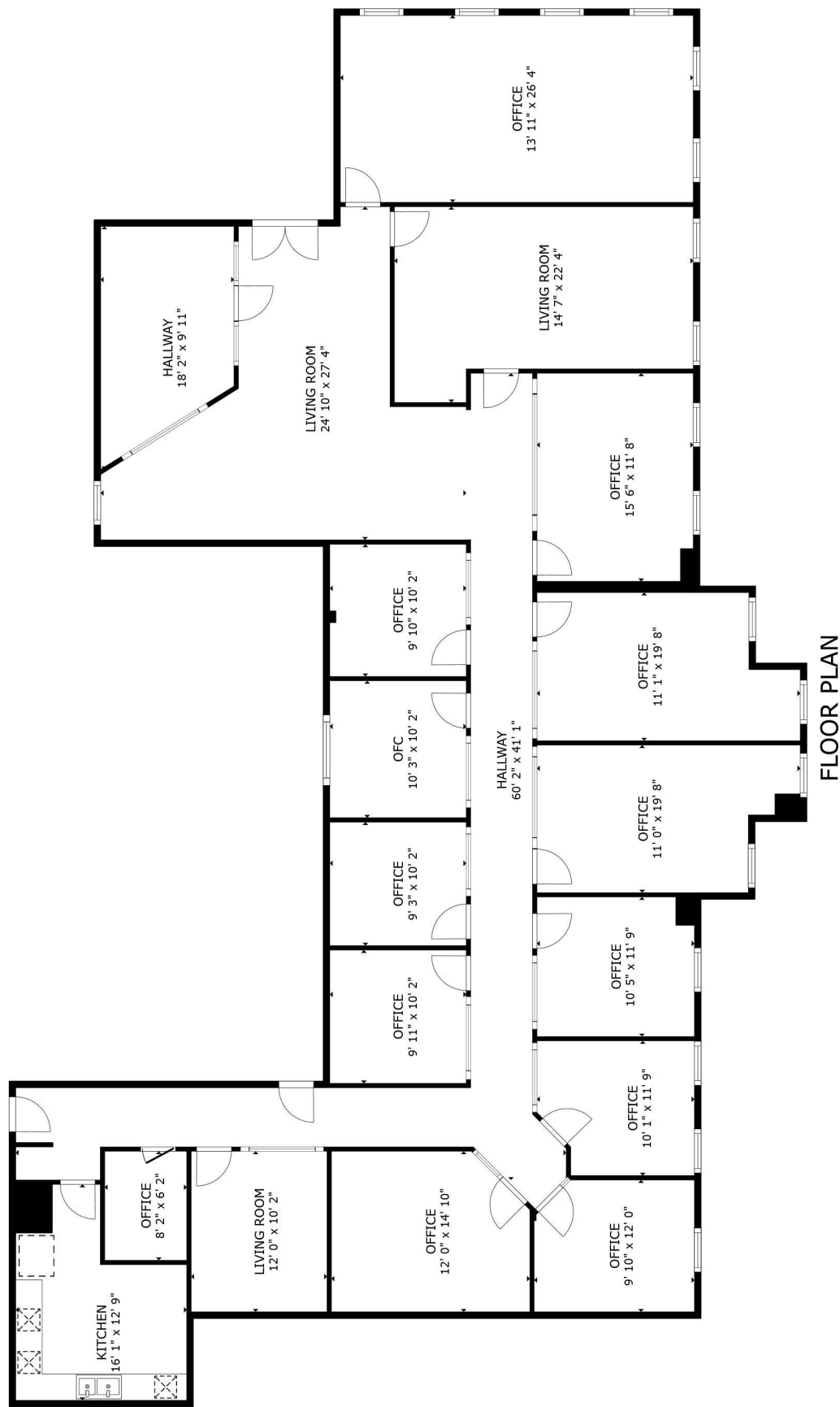
Property Overview

Available for sale or for lease, this 5,778 square foot Class A office condominium located in southeast Longmont is ideal for legal, medical, financial, tech, or a multitude of other professional uses, offering a polished environment with excellent functionality. This well-appointed space offers modern finishes and a professional setting that will impress clients and support team productivity. Easy access to Highway 119 and I-25, and close to many amenities. Sale includes four private offices accessed from the hallway.

Highlights

- Multiple private offices, with 4 additional private offices accessed from the hallway
- Spacious conference room
- Full kitchen/break room
- Welcoming reception area
- High-speed internet ready
- Well-maintained professional building
- Abundant on-site parking for staff and clients

VIRTUAL TOUR: <https://rem.ax/1715IH210>



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

