

INDIVIDUAL OFFICE SPACES FOR LEASE

HOVER STREET OFFICES

LONGMONT, CO 80501



1446 HOVER STREET, LONGMONT

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



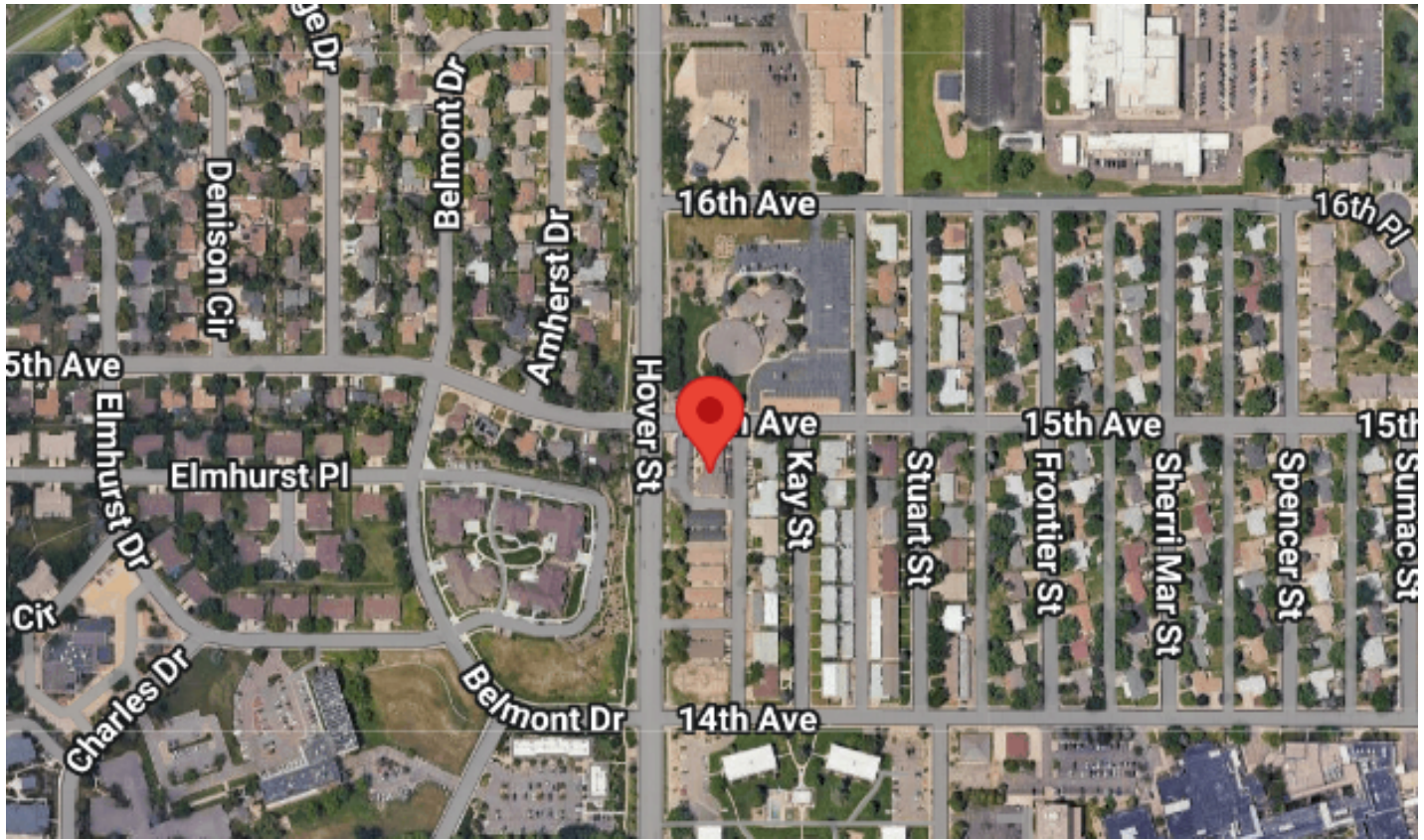
PRESENTED BY:

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PROPERTY SUMMARY

1446 HOVER STREET | LONGMONT, CO 80501



Property Summary

Lease Rate:	See Available Spaces
Lease Term:	Minimum 1 year
Available SF:	See Available Spaces
Floor:	2nd floor, no elevator access
Parking:	Front and Rear of building
Zoning:	R-MN Residential Mixed Neighborhood
Lease Type:	Modified Gross

Property Overview

Perfectly sized small office suites available in North Longmont in a medical office building. All Suites are located on the second floor (no elevator) with a common lobby and restrooms Great location with ample off street parking in front and rear of building, and close to many amenities including Safeway, Starbucks, restaurants, shopping, banking and much more...Yes, Nextlight is available!

Location Overview

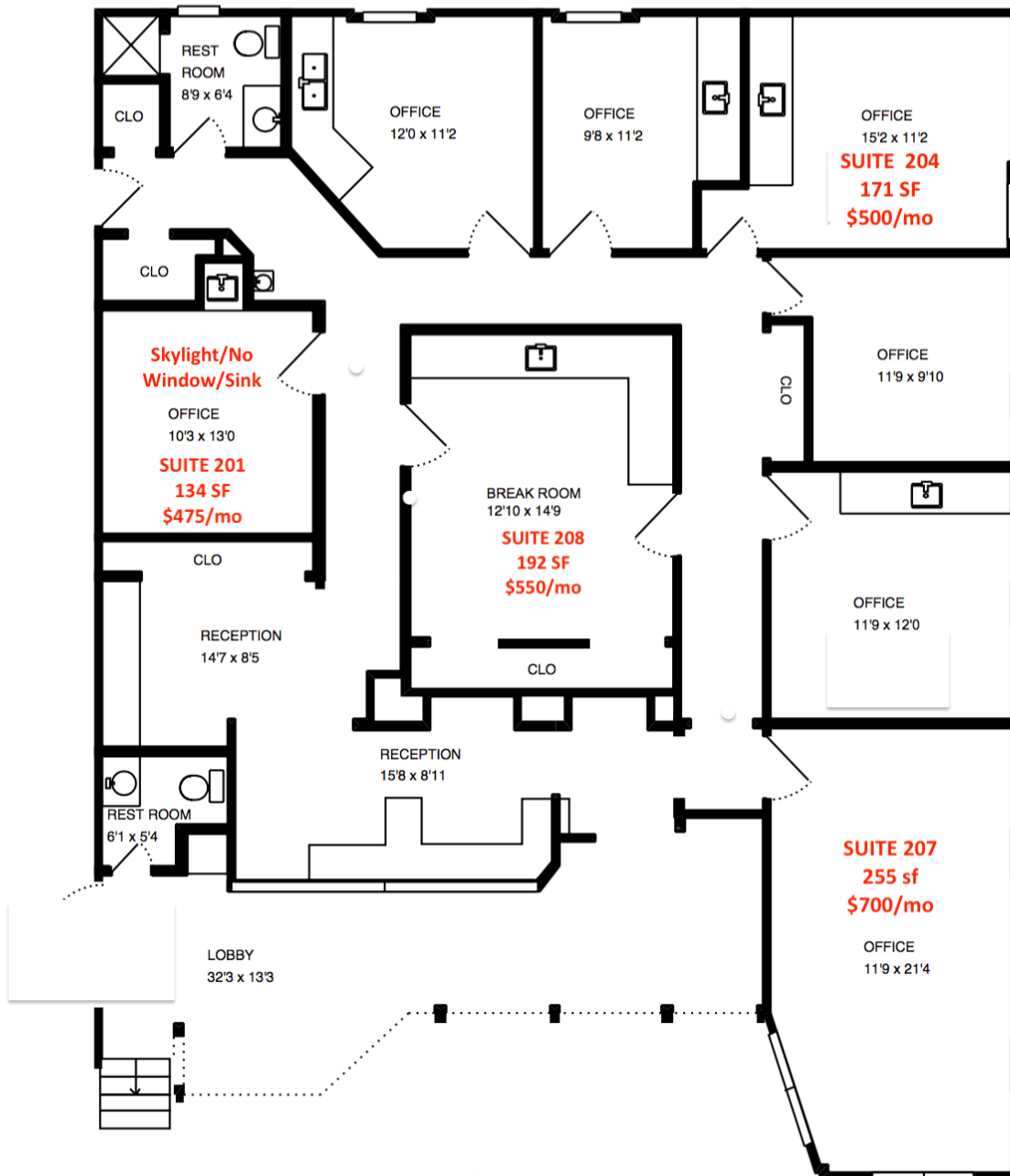
Tenant pays any data/telecommunications, WIFI and interior janitorial.

AVAILABLE SPACES

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Suite	Size	Rate	Term	Use	Condition	Available
201	134	\$475/mo	Minimum 1	Office	Good	Immediately
204	171	\$500/mo	Minimum 1	Office	Good	August 7, 2026
207	255	\$700/mo	Minimum 1	Office	Good	Immediately
208	192	\$550/mo	Minimum 1	Office	Good	August 1, 2026



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