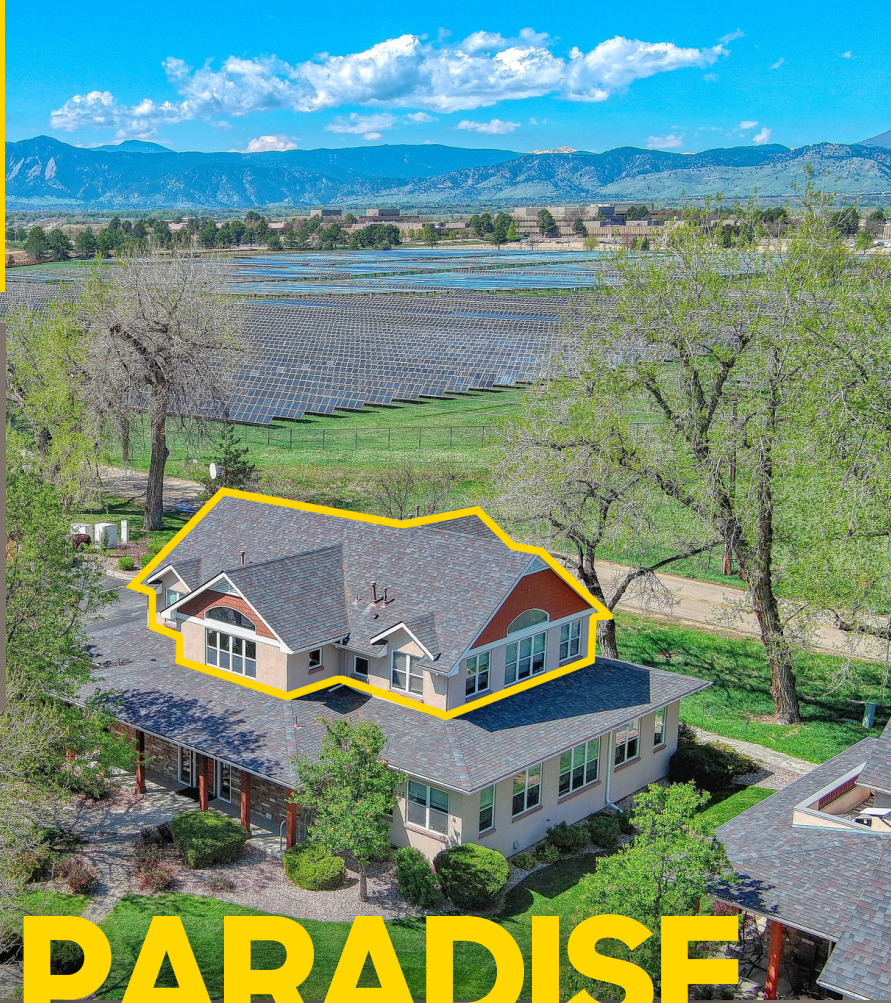


Niwot Office Space For Sale

7101 LA VISTA PL | LONGMONT, CO 80503
SUITE 200

Size: 1,760 SF

Price: \$435,000



CYCLERS PARADISE

Let the light in—your plants (and your stress levels) will thank you. This quiet Niwot office offers three private offices, a sunny patio, and a full kitchenette. Peaceful, practical, and perfectly parked. Bonus: a new bike path connecting Longmont to Boulder is on the way, so commuting just got a whole lot sunnier. With private offices and on-site parking, it's the kind of place where work gets done—without the noise.

PROPERTY HIGHLIGHTS:

- Quiet office space located off Highway 119 in Niwot
- Three private offices, patio, and kitchenette,
- Onsite parking



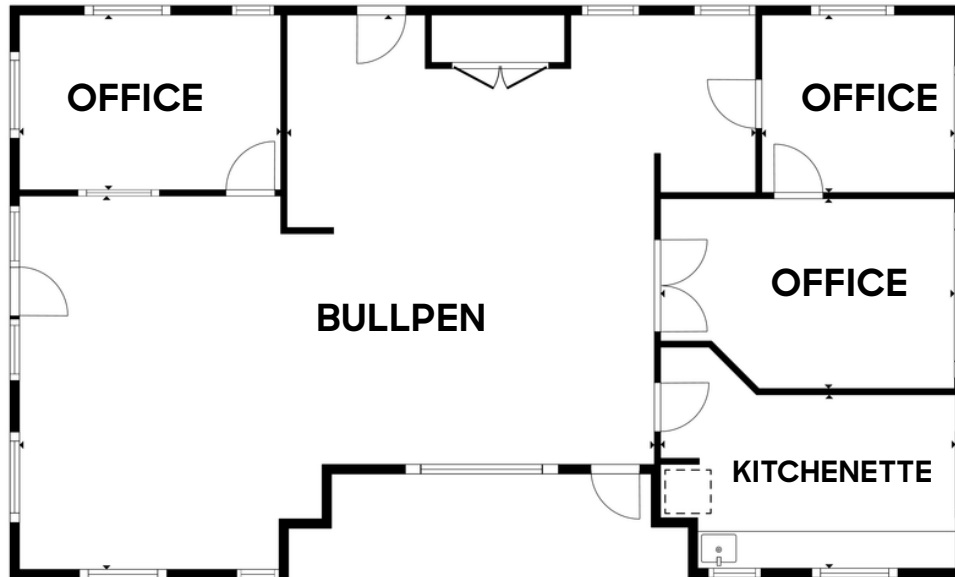
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- Bike Path completion January 2027
- Improvements to traffic control at Hwy 52 and 119 at Monarch Road

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