

market

REAL ESTATE

For Lease: Creative Space
for Office, Retail, or Events

320 2ND AVENUE, LONGMONT CO 80501
2ND & 3RD FLOOR

Size: 3,679 - 7,824 SF

Rate: \$19.00 - \$23.00 SF NNN

Available: Q2 2026 (core & shell)



MAKE HISTORY

Step into The Granary, where history meets innovation in the heart of downtown Longmont. Once an iconic grain storage facility, this space has undergone a remarkable transformation, reborn as a vibrant hub for creativity and commerce. With its soaring ceilings, industrial charm, and nod to its agricultural past, The Granary is the canvas for your next venture. Whether you're dreaming of a captivating arts theater, an imaginative event space, a swanky new office space, or an experiential retail concept, this adaptable gem beckons you to cultivate your vision. The available spaces are on the second and third floor, with space ranging from 3,678 SF to 7,824 SF, and the ground level will be a brand new food hall opening early 2026, adding to lower downtown Longmont's growing amenities. Join us in shaping a new chapter for this cherished piece of Longmont's heritage, where the possibilities are as endless as the grains that once filled its walls.

PROPERTY HIGHLIGHTS

- Entire ground level to be a food hall and plaza, operated by the founders of Stanley Marketplace
- Second-floor silo offers an open view of the ground level
- Third floor offers a gothic vaulted ceiling with exposed rafters
- "Power pack" on the east side of the building includes finished elevators, bathrooms, and stairwells servicing all three floors
- Spaces delivered in core and shell condition with TI packages available.
- Up to 20 dedicated parking spaces available for second and third-floor users with additional available across 2nd Ave.
- Located in the heart of Longmont's up-and-coming Lower Downtown (we call it LoLo), across the street from Wibby Brewery, Valor Peak Distillery, and Urban Field Pizza.
- Great for office users, entertainment venues, maker space, fitness and more
- Q2 2026 delivery



LEARN MORE ABOUT THIS PROPERTY
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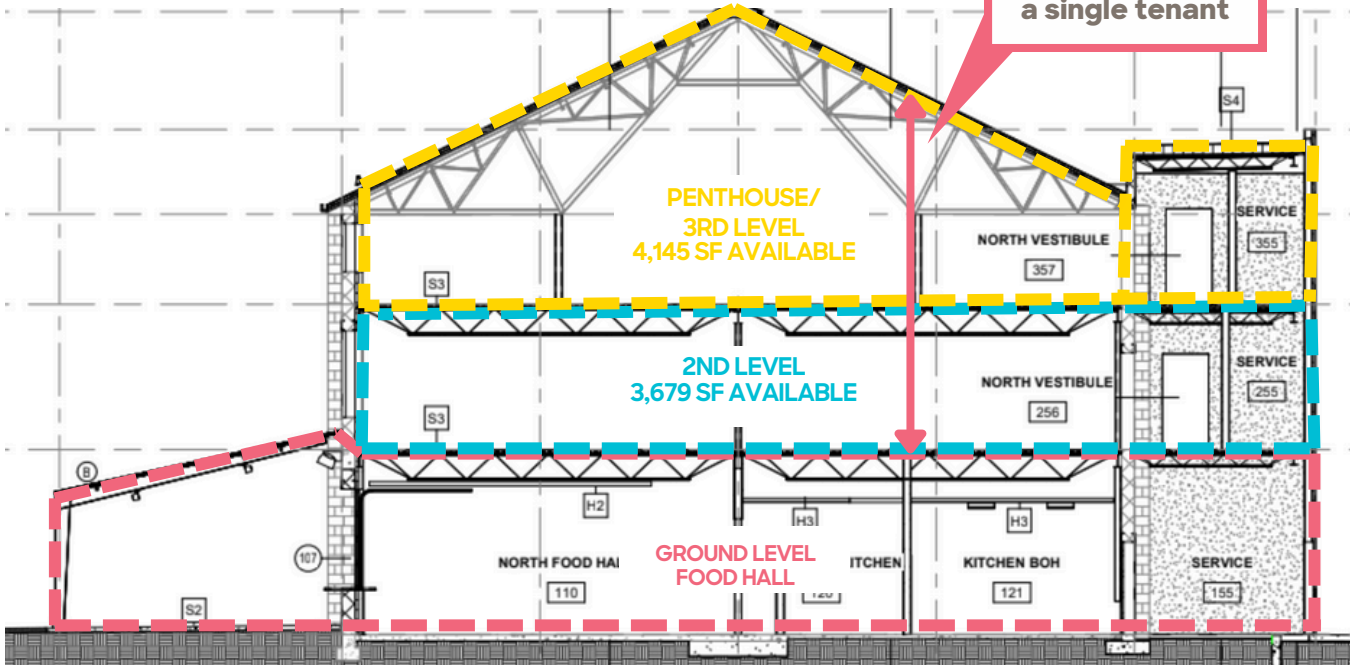
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2ND & 3RD LEVEL - 7,842 SF AVAILABLE
GROUND LEVEL - FOOD HALL COMING 2025

Floors 2 & 3 can be connected for a single tenant



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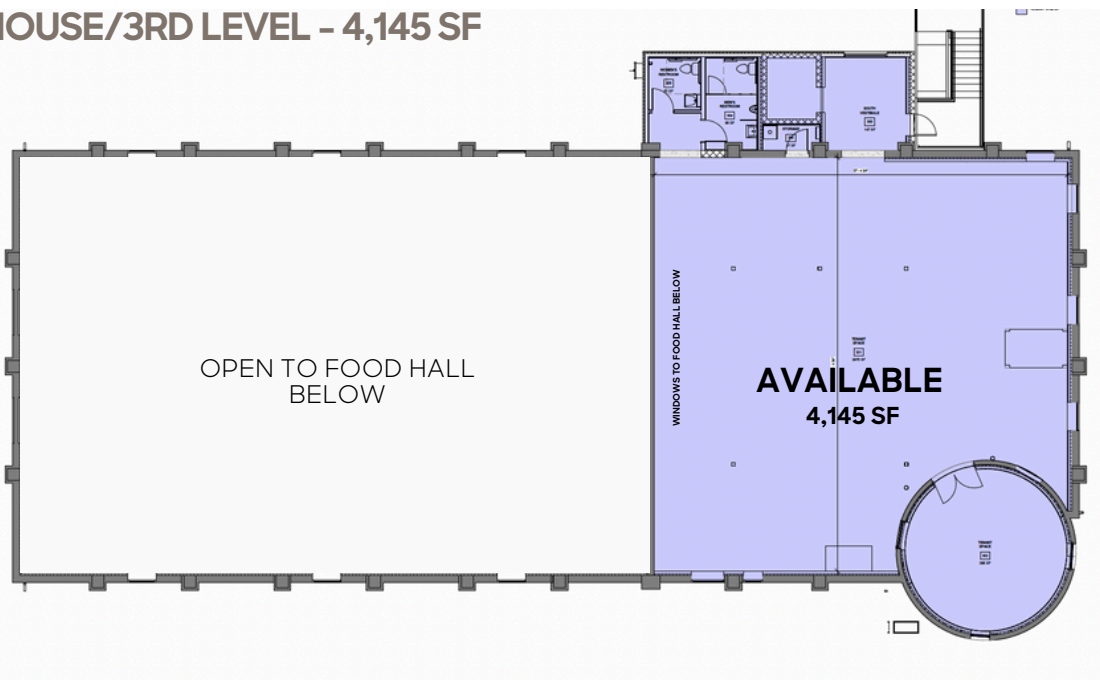


2ND LEVEL - 3,697 SF



Floors 2 & 3 can be connected for a single tenant

PENTHOUSE/3RD LEVEL - 4,145 SF



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ABOUT LONGMONT

Longmont is a community of 99,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries - all in a community that provides unparalleled quality of life.

Source: Longmont.org

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