



HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OFFICE SPACE FOR LEASE

**2101 KEN PRATT BOULEVARD
LONGMONT, COLORADO 80501**

Beautiful upscale class "A" office space available for lease. Suite 201 is a second floor, 6,411 SF office space. The space is comprised of exterior private offices with a large open bullpen, two conference rooms, reception area, and a breakroom. Employees will enjoy the ease of access to a multitude of surrounding amenities in the area.

[Call us for more information and to set up a tour.](#)



Owned & Operated

TERMS

Suite 201 Size:

6,411 SF (Divisible to 3,138 SF)

Lease Rate:

\$16.00 / SF / NNN

Expenses:

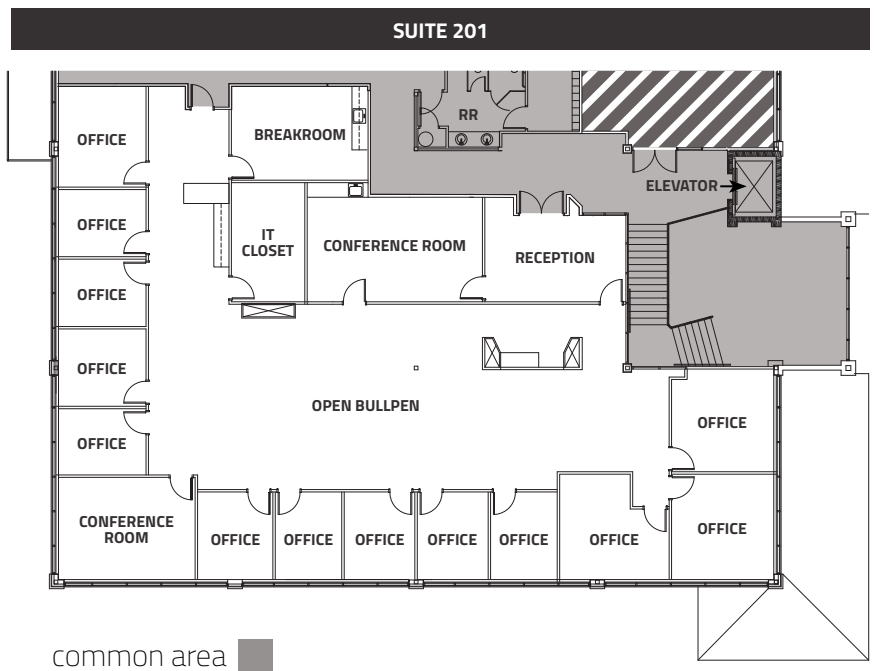
\$12.21 / SF + Utilities (Est. 2026)

Available:

Now

PROPERTY FEATURES

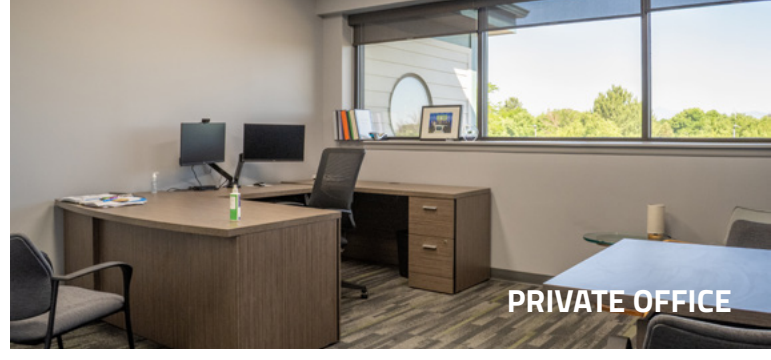
- Upscale, Class "A," multi-tenant professional building, medical permitted
- CenturyLink, Level 3, and NextLight fiber available
- Brand new common areas, lobby, and showers
- Located in an amenity-rich community, within blocks of Village at the Peaks, seven hotels, five breweries and numerous restaurants, banks, and retail.
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership



LOBBY



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