

## THE HISTORIC TIMES BUILDING

## FOR LEASE

A FULL-BUILDING, TURN-KEY COMMERCIAL SPACE IN THE HEART OF DOWNTOWN LONGMONT

EXPOSED BRICK &amp; TIMBER · COMMERCIAL KITCHEN · FULL BASEMENT

\$24.60 / SF + NNN



338 MAIN STREET — THE TIMES BUILDING, DOWNTOWN LONGMONT

## LEASE RATE

\$24.60

per sq. ft. / year

+ NNN

4,775 SF ABOVE-GRADE

1,850 SF BASEMENT — NO RENT APPLIED

### A Landmark Address Built for Bold Concepts — Restaurant Groups, Food Innovators, CPG Groups, & Event Operators Take Note

Few addresses in Longmont carry the character of 338 Main — a landmark building that once housed the town newspaper and now offers a rare, move-in-ready home for a business ready to make headlines of its own. Original brick, timber trusses, and tall storefront glass frame 4,775 SF of above-grade space, with a full 1,850 SF basement included at no additional rent.

The commissary-style kitchen is fully licensed and ready to operate — complete with a below-sink grease trap and a current, transferrable Hotel & Restaurant liquor license already in place. Paired with flexible gathering space, it's a standout fit for a restaurant group, food innovation company, or culinary incubator — though the layout works equally well for professional and creative firms. See Section B for kitchen & licensing details.

10

PRIVATE OFFICES

2,000

SF TRAINING / EVENT / MEETING SPACE

2

CONFERENCE ROOMS

10+

PERSON OPEN WORKSPACE

1,850

SF BASEMENT (NO RENT APPLIED)

COMMERCIAL KITCHEN



OPEN FLOOR &amp; EXPOSED BRICK



OPEN DESKING FOR 10+



PRIVATE CONFERENCE ROOMS



CHARACTER OFFICE



The Times Building  
DOWNTOWN LONGMONT, CO

equity  
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## The Kitchen: Fully Licensed & Ready to Operate

COMMISSARY / COMMERCIAL KITCHEN

COMMERCIAL HOOD &amp; LINE



PREP SINK &amp; STORAGE



Most historic downtown spaces need months of permitting and buildout before a food business can open its doors. 338 Main is different — the commissary-style commercial kitchen is already built out, licensed, and ready for a tenant to move in and start operating.

The kitchen includes a commercial hood and cooking line, multi-compartment prep sink, and dedicated storage — all inspected and licensed for commercial food service. A below-sink grease trap is already installed, and the space carries a current Hotel & Restaurant liquor license, removing two of the biggest hurdles most restaurant and food concepts face when opening a new location.

### ✓ FULLY LICENSED COMMERCIAL KITCHEN

Commercial hood, cooking line & prep sink in place and inspected

### ✓ BELOW-SINK GREASE TRAP INSTALLED

Code-compliant under-sink grease interceptor installed

### ✓ CURRENT HOTEL & RESTAURANT LIQUOR LICENSE

Transferable active license already associated with the property

## Floor Guide

WHAT'S INCLUDED

### 10 Private Offices

Individual offices throughout, several with exposed brick and original architectural detail — suited to leadership, HR, admin, or client-facing roles.

### 2,000 SF Flex Space

Open training, event, or all-hands meeting space beneath exposed timber trusses — easily reconfigured for tastings, classes, pop-ups, or company gatherings.

### 2 Conference Rooms

One intimate six-seat room and one large ten-seat room, both equipped with wall-mounted displays for meetings and presentations.

### Open Desking for 10+

Collaborative bench-style desking beneath the original wood ceiling and brick — ready for a growing team on day one.

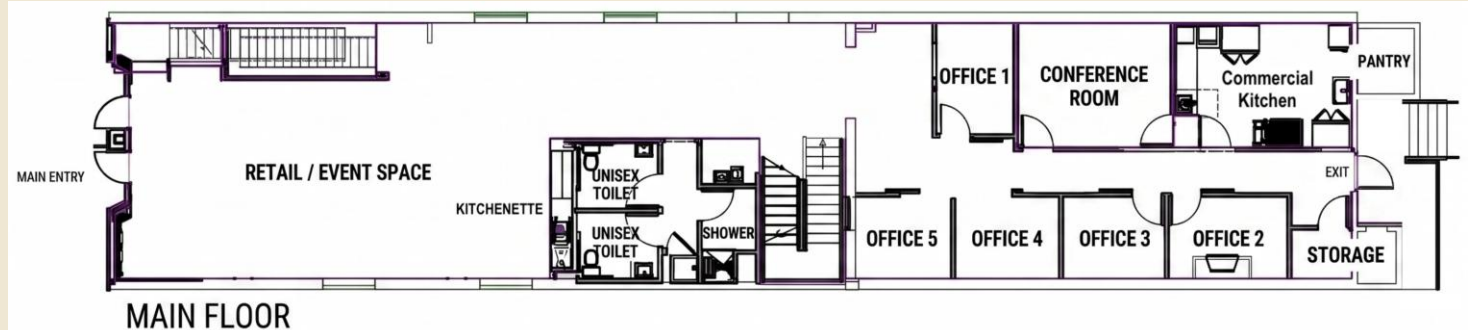
### Full Basement

Dedicated lower-level storage for inventory, equipment, or dry goods — keeping day-to-day operations clutter-free upstairs.

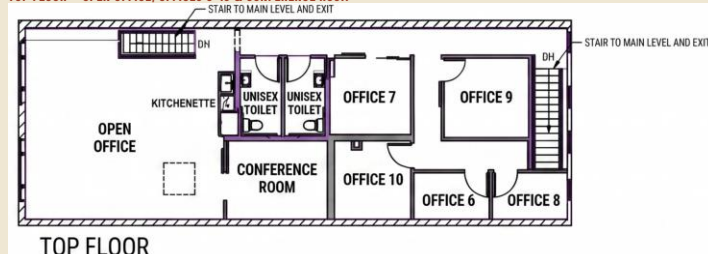
## Floor Plans

TOP · MAIN · BASEMENT

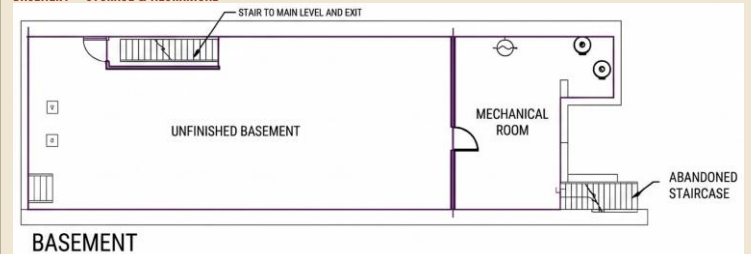
MAIN FLOOR — RETAIL / EVENT SPACE, OFFICES 1-5, CONFERENCE ROOM &amp; COMMERCIAL KITCHEN



TOP FLOOR — OPEN OFFICE, OFFICES 6-10 &amp; CONFERENCE ROOM



BASEMENT — STORAGE &amp; MECHANICAL



Liquor license details, transferability, and food-service permitting should be independently verified with the City of Longmont and Colorado Department of Revenue prior to lease execution.