



**LAST UNIT AVAILABLE!**



**DEAN CALLAN  
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## **2ND FLOOR CLASS A OFFICE SPACE FOR LEASE**

**356 1/2 MAIN STREET  
LONGMONT, COLORADO 80501**

**Discover a unique blend of historic charm and modern convenience at 356 1/2 Main Street in Longmont.** This beautifully renovated office space features an open, versatile layout, a high ceiling, and exposed brick walls, creating an inspiring environment ideal for local professionals. With elevator access, ADA-compliant restrooms, and proximity to public parking and the future Hotel Longmont, this location offers unmatched accessibility and appeal in the heart of a thriving downtown.

**Call us for more information and to set up a tour.**

## TERMS

Suite 102:

989 RSF

Lease Rate:

\$19.50 / SF / NNN

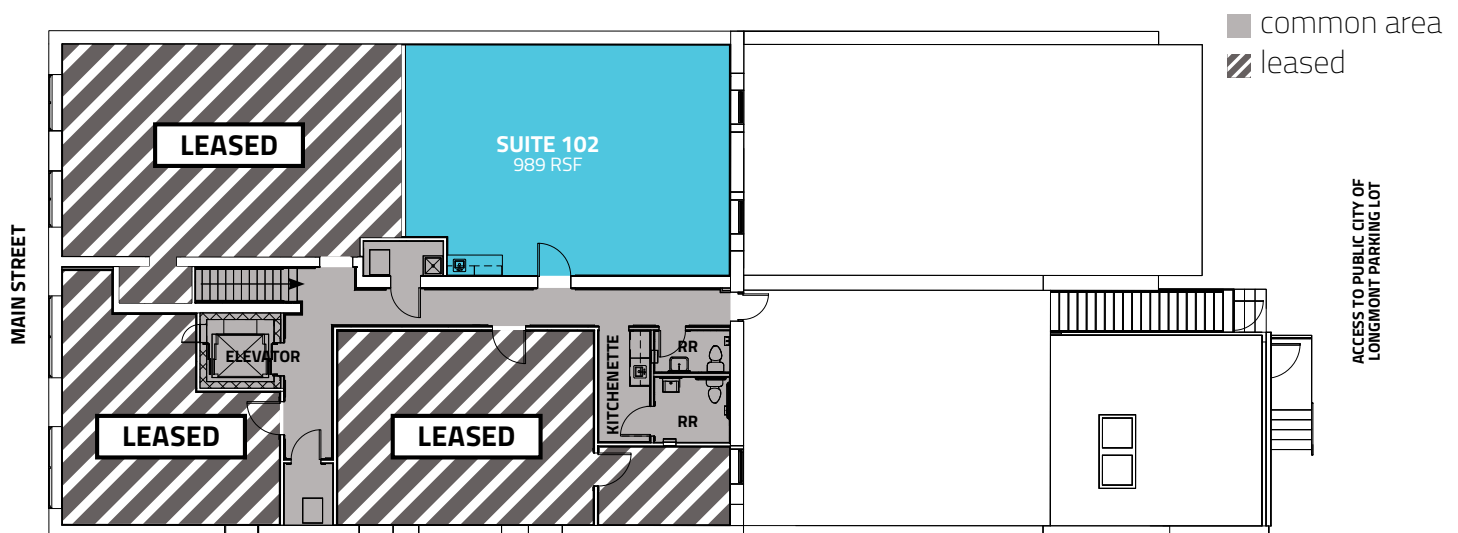
Expenses:

\$11.14 / SF (Est. 2024)

## PROPERTY FEATURES

- **Perfect for Local Professionals:** Thoughtfully designed for businesses seeking spacious, open office space in a prime Main Street location.
- **Convenient Elevator Access:** This two-story office and retail building offers easy access with a centrally located elevator, streamlining operations for businesses and clients alike.
- **Fully Renovated Interior & Exterior:** Recently upgraded with modern finishes that create a fresh, welcoming atmosphere for both employees and customers.
- **Historic Charm with Modern Flair:** High ceilings and beautifully restored exposed brick walls add unique character and elegance to this distinctive space.
- **Accessible Common Area Restrooms:** Equipped with two restrooms, including an ADA-compliant facility to ensure comfort and accessibility for all visitors.
- **Prime Location Near Public Parking and Upcoming Hotel:** Backed by ample public parking and close to a new boutique hotel opening in 2025, enhancing convenience and customer traffic. <https://www.hotellongmont.com/>
- **New Local Amenities:** Bakewell (Opening Soon!) <https://bakewell.store/>  
Flower Wild <https://shopflowerwild.com/>  
Juniper Goods <https://junipergoods.co/>

### FLOOR PLAN



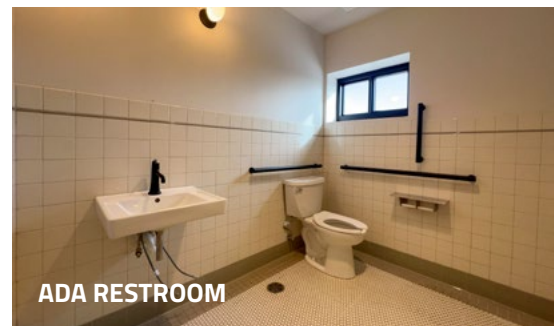
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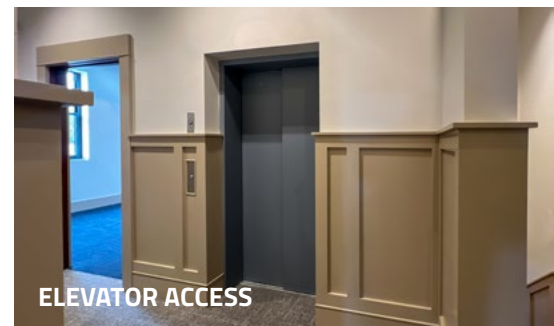
NEW EXTERIOR FACADE



SUITE 102



ADA RESTROOM



ELEVATOR ACCESS

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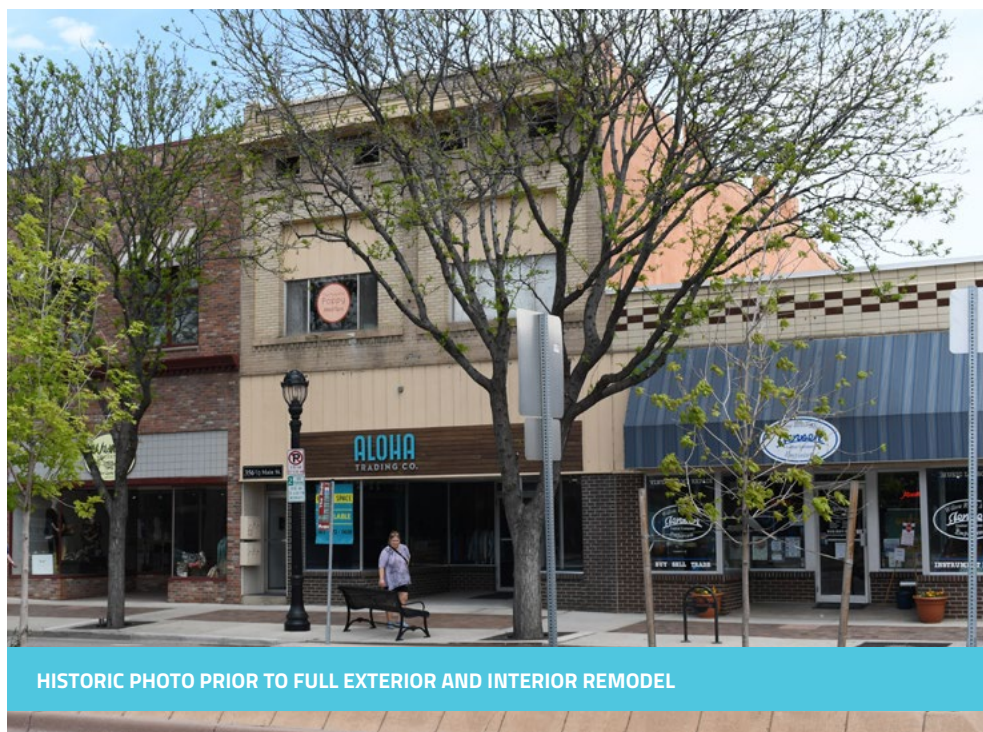
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HISTORIC PHOTO PRIOR TO FULL EXTERIOR AND INTERIOR REMODEL

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