



OFFICE/COMMERCIAL SPACE FOR LEASE

665 FRONTAGE ROAD
LONGMONT, COLORADO 80501

2nd floor Office/Commercial space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

Suite 260 is currently white-boxed which provides a new tenant with versatility. Recent renovations to the property have been completed, and exterior renovations planned.

Suite 230 is mostly open office space with two private offices and a kitchenette.

Suite 200 is ready to occupy as of June 1st, 2026, consisting of a reception, two offices, a conference room, a kitchenette, and an open work area.

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



Owned & Operated

DEAN CALLAN
& COMPANY INC

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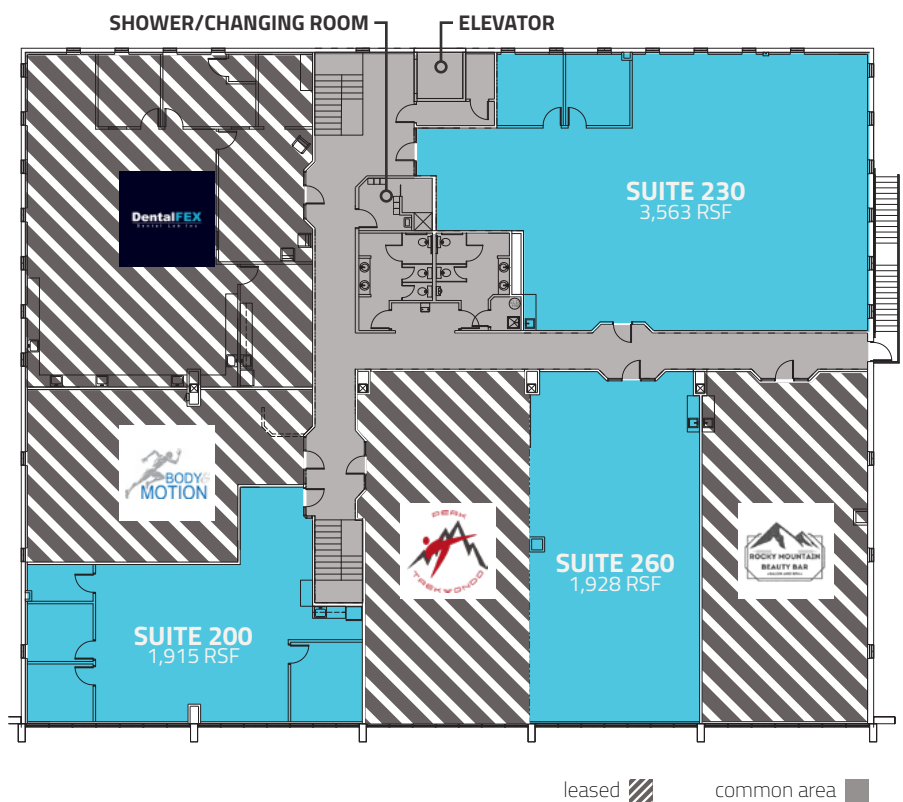
DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

TERMS

Suite 200:	1,915 SF (Available: June 1st, 2026)
Suite 230:	3,563 RSF (Available: Now)
Suite 260:	1,928 SF (Available: Now)
Lease Rate:	\$11.00 / SF / NNN
Expenses:	\$8.11 / SF + Utilities (Est. 2026)

PROPERTY FEATURES

- Suite 200 is mostly open floor plan with 2 offices, a reception area, a conference room and a kitchenette
- Suite 260 is currently white-boxed
- Elevator access
- Shower/Changing room available for your convenience
- The property is 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



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