









## DISTINCTIVE OFFICE BUILDING – DOWNTOWN LONGMONT

# FOR LEASE/SALE

515 Kimbark Street, Longmont, CO 80501

**Excellent opportunity to own or lease office space** in the heart of Downtown Longmont. Ideal for an owner-user that can occupy the majority of the building and generate income from the current leases in place (with the ability to expand into the rest of the building over time). The property could also be purchased as a redevelopment site.

### FEATURE HIGHLIGHTS

-  Central Location
-  Near Shopping
-  Distinctive Building
-  Near Restaurants
-  Parking
-  Elevator

## PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	16,473 SF
<b>AVAILABLE SF</b>	177 – 11,218 SF
SUITE 102	199 RSF
SUITE 103	177 RSF
SUITE 104	298 RSF
SUITE 106	1,685 RSF
SUITE 200	8,859 RSF
<b>LEASE RATE</b>	\$16.00 – \$18.00/RSF NNN
<b>SALE PRICE</b>	\$4,162,500 (\$253/SF)
<b>AVAILABLE</b>	10/1/2026
<b>EXPENSES (EST)</b>	\$12.03/RSF
<b>PARKING</b>	20 Private Spaces Plus Ample Public
<b>LEASE TERM</b>	Negotiable
<b>ZONING</b>	MU-D (Mixed-Use Downtown)

## FOR MORE INFORMATION:

### Layne McBride

Senior Commercial Broker

303.449.2131 ext 134 | [mcbride@coloradogroup.com](mailto:mcbride@coloradogroup.com)

### W. Scott Reichenberg

Principal / Senior Commercial Broker

303.449.2131 ext 130 | [scott@coloradogroup.com](mailto:scott@coloradogroup.com)

### Neil Littmann

Principal / Senior Commercial Broker

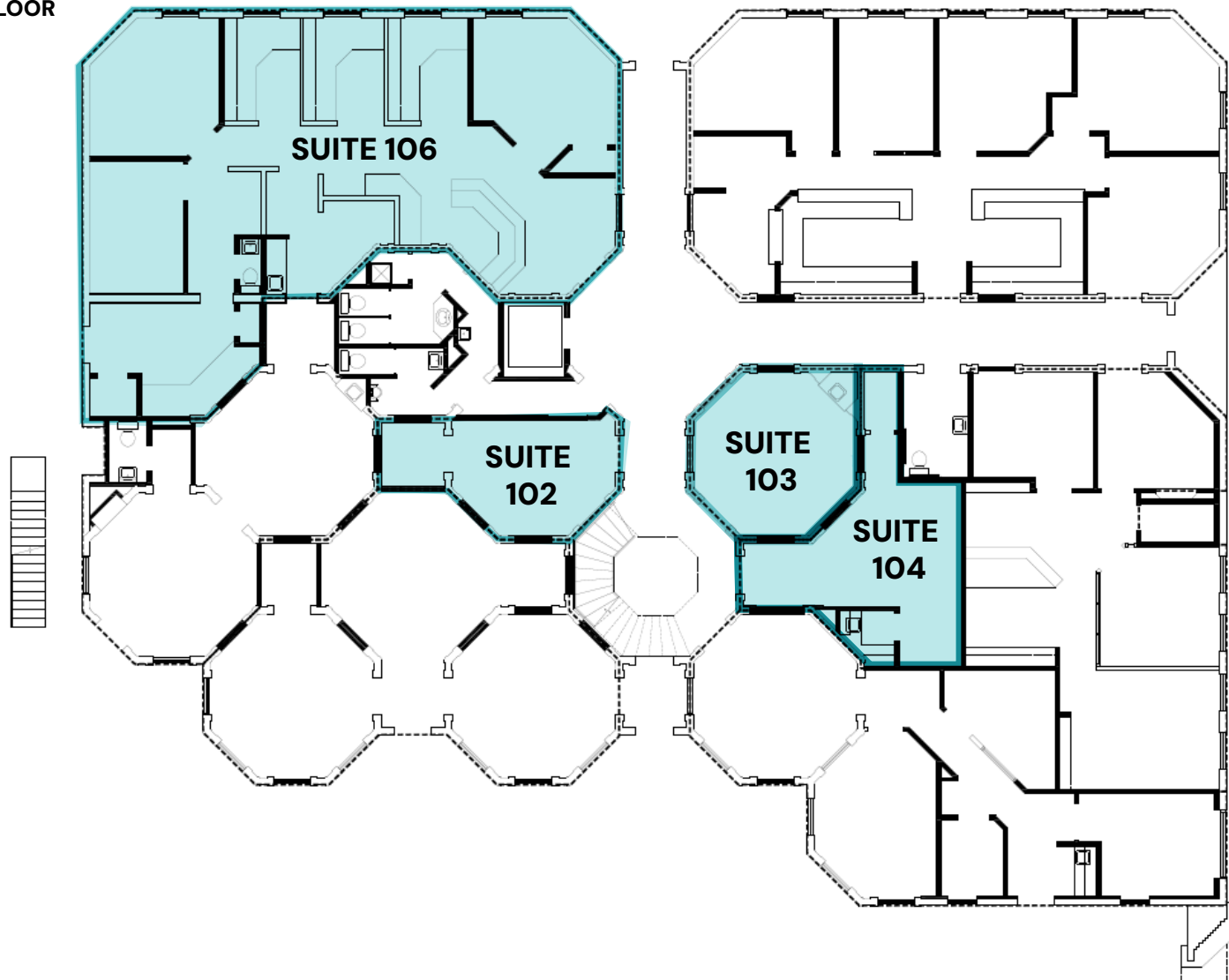
303.449.2131 ext 132 | [neil@coloradogroup.com](mailto:neil@coloradogroup.com)

Lease options range from private offices/ conference rooms to the entire second floor. Very charming space with exposed brick and quality finishes throughout. The property is adjacent to a large public parking lot and also has 20 private parking spaces. Flexible zoning allows for a variety of uses, including office, retail, residential, hotel, medical, entertainment, bar/restaurant, library, museum, financial services, personal sales, municipal uses, along with others.

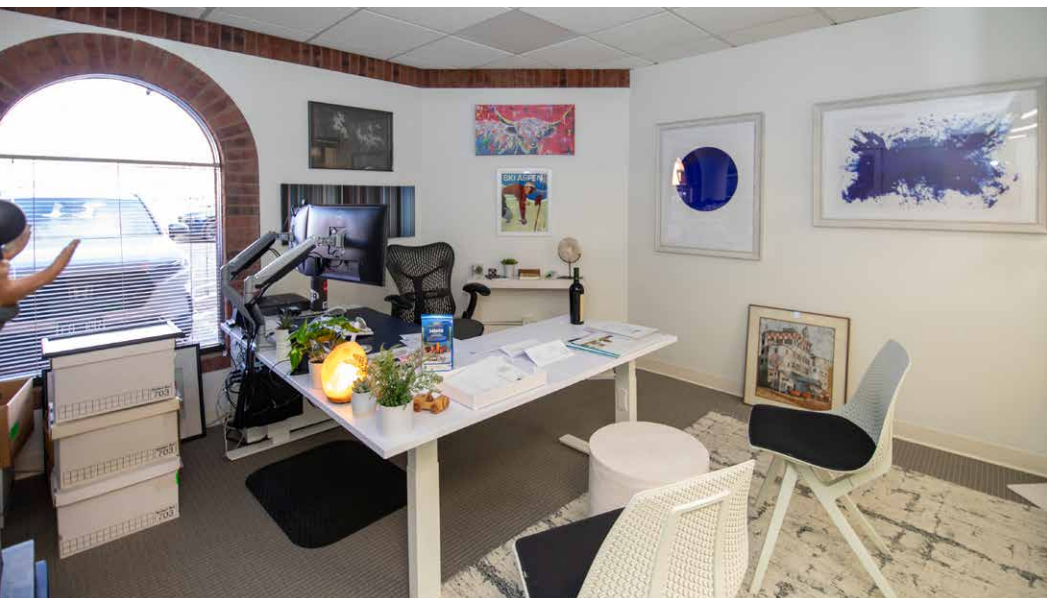


PROPERTY FLOOR PLAN

1ST FLOOR

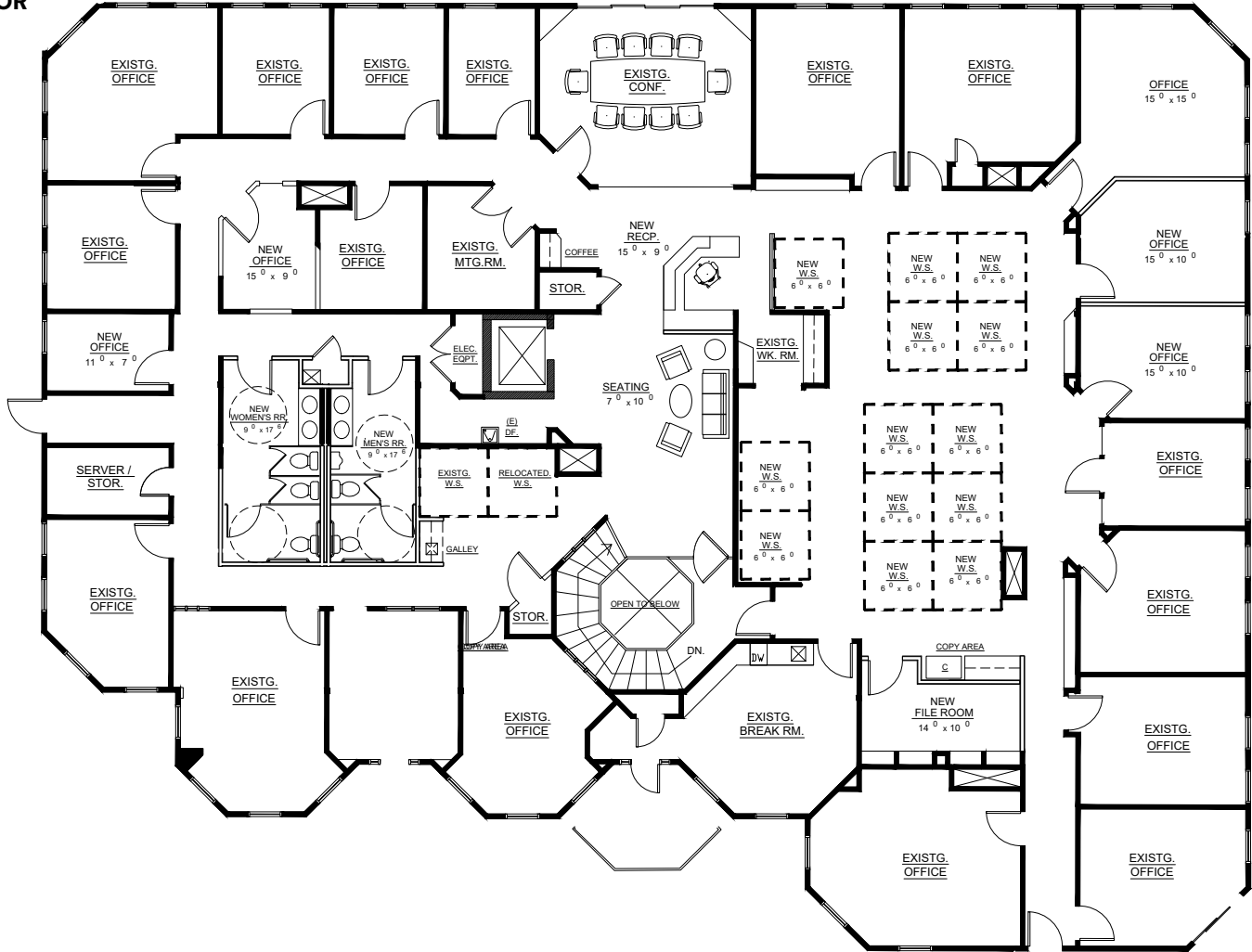


1ST FLOOR: SUITE 106

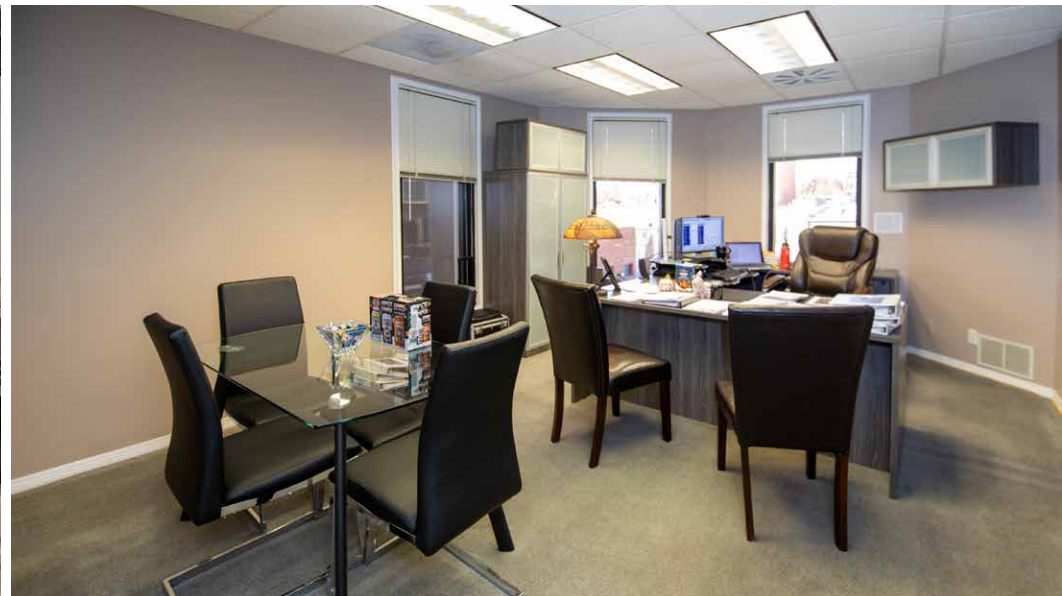
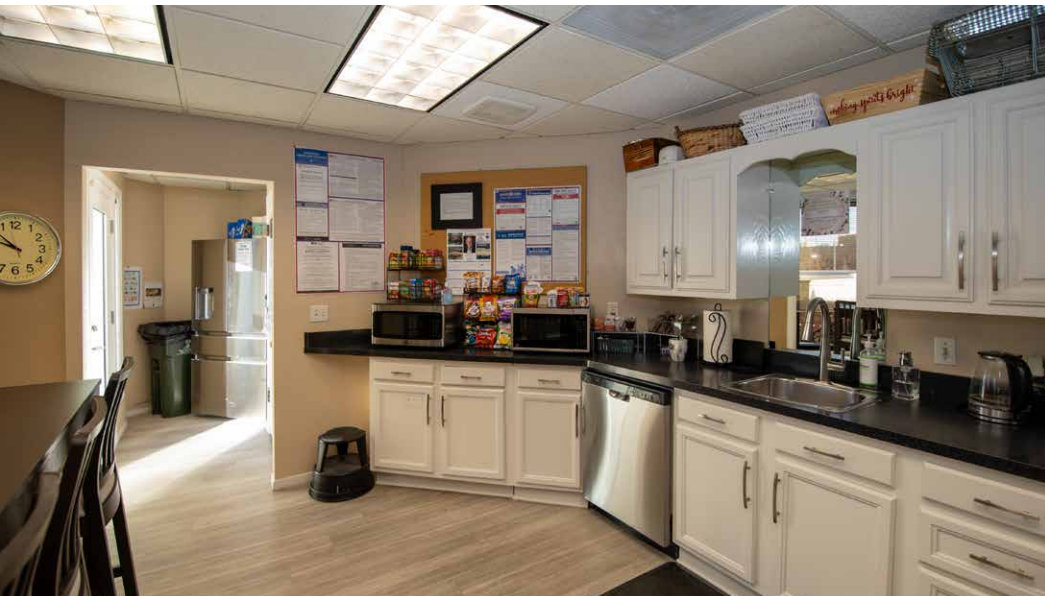
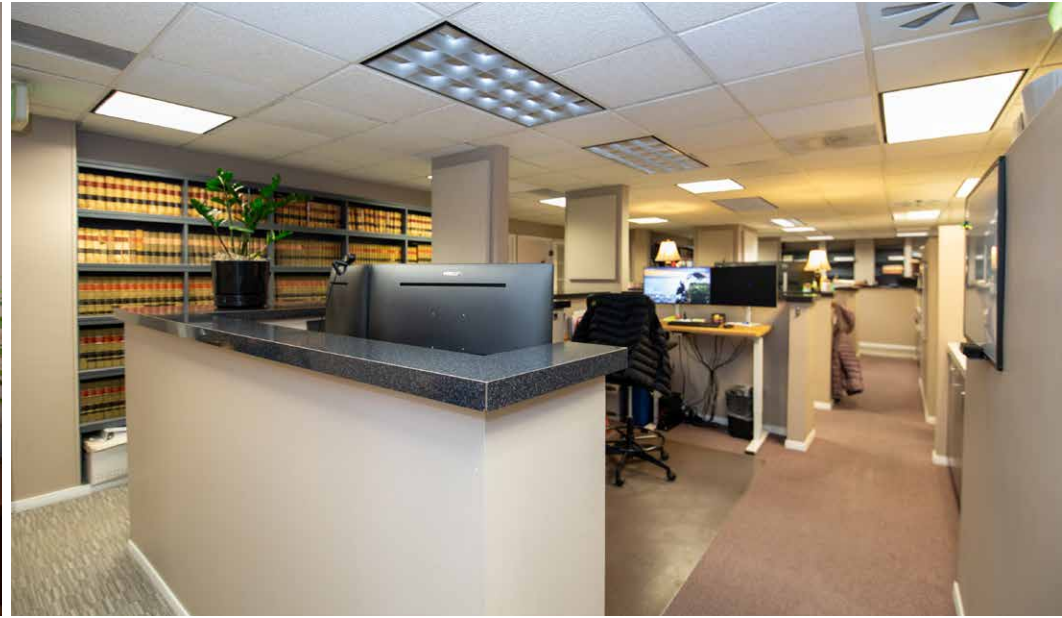


PROPERTY FLOOR PLAN

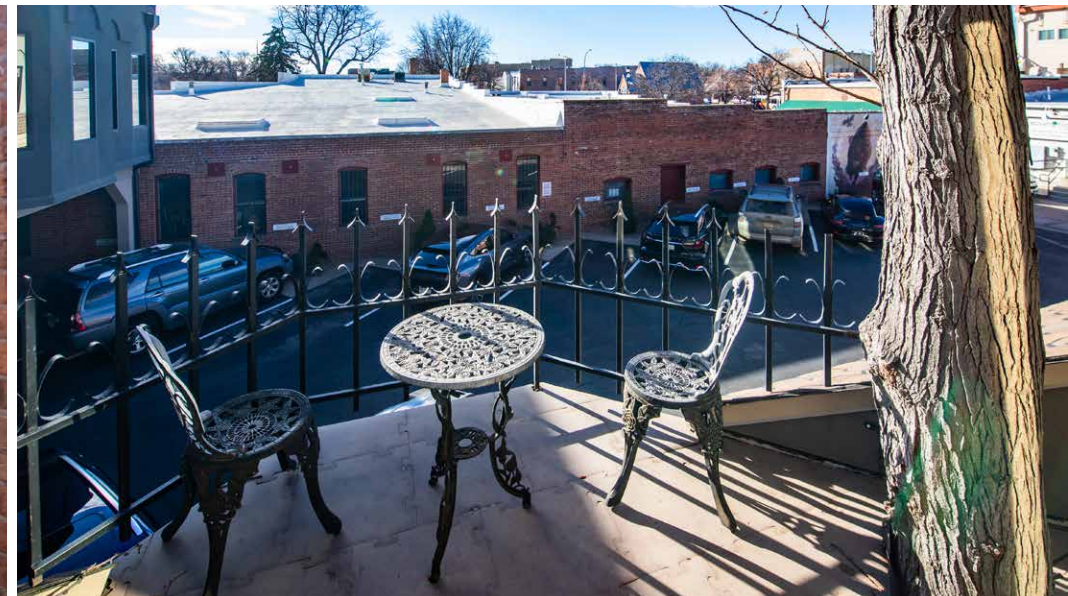
2ND FLOOR



2ND FLOOR



2ND FLOOR



PROPERTY LOCATION

