

CLASS A OFFICE SPACE FOR SUBLEASE

3601 N. STAGECOACH ROAD, SUITE 201

LONGMONT, COLORADO 80504



2,234 SF- FOR SUBLEASE

**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



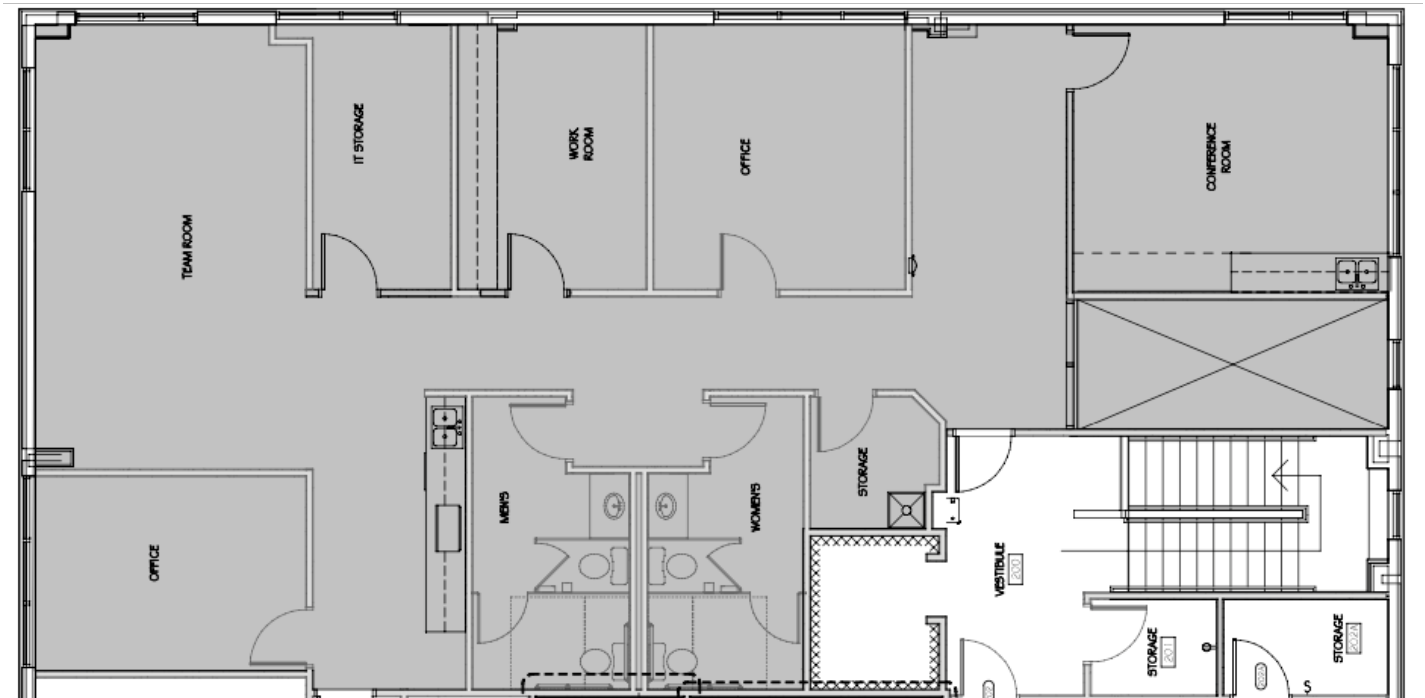
*PRESENTED BY:*

**KEITH KANEMOTO, SIOR**  
Broker Associate  
cell: (303) 472-2222  
keith@kanemoto.com

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# PROPERTY SUMMARY

3601 STAGECOACH ROAD NORTH , SUITE 201| LONGMONT, CO 80504



## Property Summary

|                   |                   |
|-------------------|-------------------|
| Lease Rate:       | \$17.00 PSF + NNN |
| Triple Nets:      | \$12.03 PSF       |
| Suite Size:       | 2,234 SF          |
| Lease Term:       | Negotiable        |
| Building Size:    | 14,144 SF         |
| Year Built:       | 2007              |
| Zoning:           | PUD               |
| County:           | Weld              |
| Available:        | Immediately       |
| Lease Expiration: | January 31, 2027  |

## Property Overview

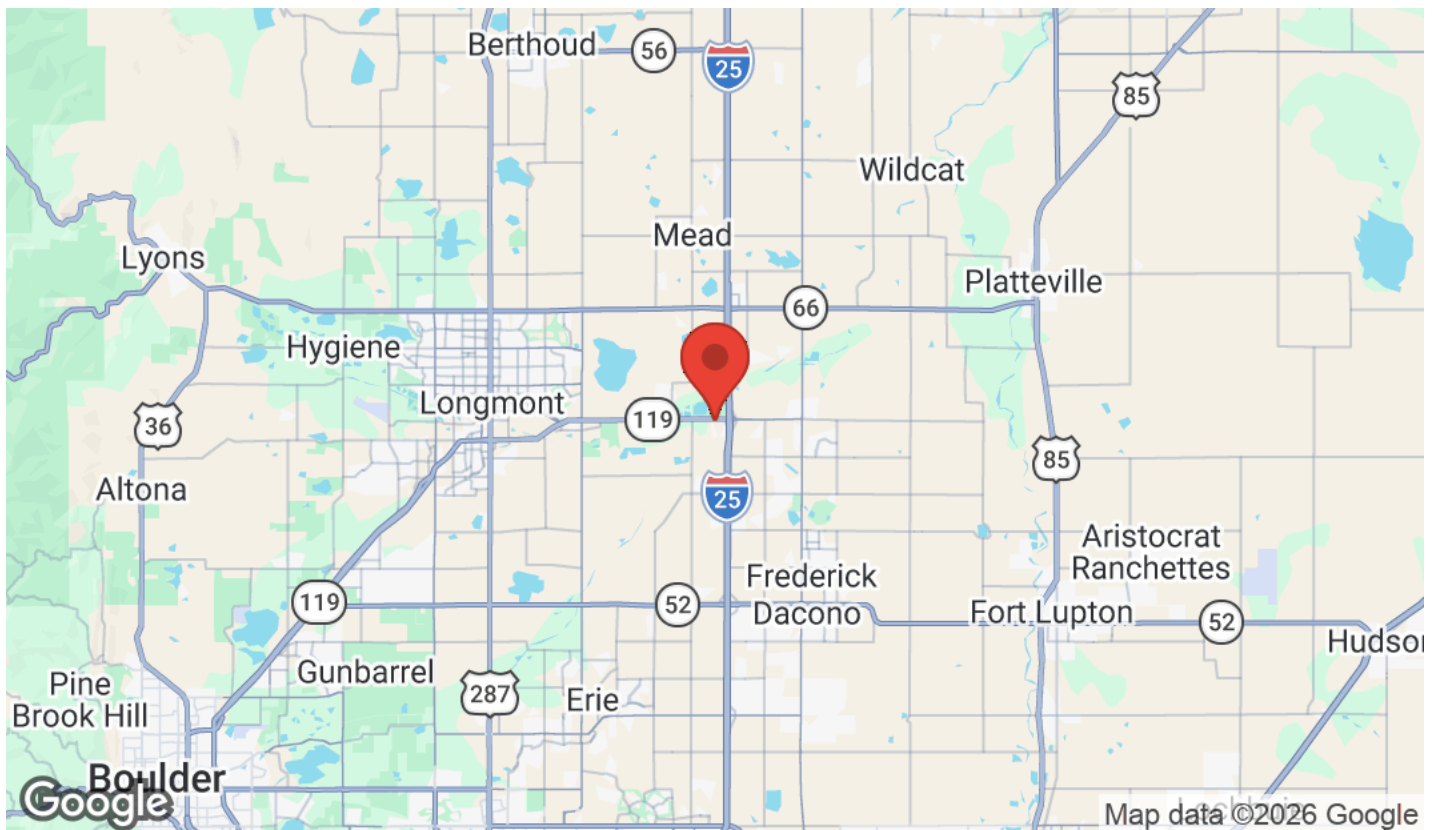
This Class "A" office space is ready for a new user. It checks the boxes for many features that companies are looking for in new office space with a reception area, multiple private offices, bullpen space, conference room, private restrooms, and a kitchenette. Don't miss out on this opportunity! The current lease expires January 31, 2027.

## Location Overview

- A large concrete parking lot with ample parking for employees and guests.
- Large glass exterior windows for natural light into the space.
- Easy access to I-25 and along the Front Range.
- Monument signage on Highway 119 is available.
- High speed Internet available.

# LOCATION MAPS

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