

OFFICE/RETAIL FOR LEASE

104 2nd Ave, Niwot

Summit Commercial Brokers
541 Main St, Suite B
Longmont, CO 80501
303.954.9161
summitcommercial.net



Jim Ditzel, CCIM
Founding Partner
303.931.7341
jim@summitcommercial.net

Rachel Austefjord
Partner | Broker
408.427.4757
rachel@summitcommercial.net

Work in the Heart of Niwot's Charming Downtown District

104 2nd Ave offers ±1,758 SF of charming commercial space in the heart of Downtown Niwot, one of Niwot's two primary retail centers and a highly desirable place to office, gather, and do business. The property is surrounded by the small-town charm and walkable amenities that make Downtown Niwot such a unique destination, including local restaurants, coffee shops, a neighborhood bar, parks, trails, and year-round community events. In addition to the immediate Downtown Niwot amenities, nearby Cottonwood Square offers even more restaurants, coffee shops, retail services, and the Niwot Market, further strengthening the property's appeal for employees, clients, and customers alike.

Size	1,758 rsf
Base Lease Rate	\$22.00/sf
NNN Expenses	\$8.93/sf (2026 est.)

OFFICE/RETAIL FOR LEASE

104 2nd Ave, Niwot

Summit Commercial Brokers
541 Main St, Suite B
Longmont, CO 80501
303.954.9161
summitcommercial.net



Jim Ditzel, CCIM
Founding Partner
303.931.7341
jim@summitcommercial.net

Rachel Austefjord
Partner | Broker
408.427.4757
rachel@summitcommercial.net

Property Highlights

- **±1,758 SF** office/retail space in the heart of **Downtown Niwot**
- Flexible layout with front retail/reception area, open bullpen workspace, and four private offices
- **Two restrooms and kitchenette** in place
- **Front courtyard** creates an inviting entry and added character
- **Awning signage available** for tenant visibility along 2nd Avenue
- Charming interior with functional mix of open workspace and private rooms
- Well-suited for office, retail, studio, wellness, creative, or service-oriented users
- Both on-street parking and **community free parking lot for ample staff parking**, available nearby
- Walkable to Downtown Niwot restaurants, coffee shops, a neighborhood bar, parks, trails, and community events
- Located near **Cottonwood Square**, offering additional restaurants, coffee shops, services, and the Niwot Market
- Convenient access just off CO 119 / Diagonal Highway between Boulder and Longmont
- **Rock & Rails** (summertime Thursday night concerts at Whistlestop Park) bring hundreds to Downtown Niwot weekly in the Summertime!

All information provided is deemed reliable, but is not guaranteed and should be independently verified

Reach out with any questions or to set up a tour!

OFFICE/RETAIL FOR LEASE

104 2nd Ave, Niwot

Summit Commercial Brokers
541 Main St, Suite B
Longmont, CO 80501
303.954.9161
summitcommercial.net

