

FOR LEASE or SALE

630 15th Avenue
Longmont, CO 80501

PRICE
IMPROVEMENT
\$695,000 or
\$207 / SF

SIZE
3,364 SF

LEASE RATE
\$12 NNN

AVAILABLE
Immediately

FOR LEASE OR SALE

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Great opportunity to lease or purchase an office condo located in the heart of Downtown Longmont. Comprised of 3,364 SF in total, Suite 100 is 1,916 SF, currently occupied and available with 30 days notice. Suite 100A is 1,448 SF and ready for immediate occupancy. Take over the space in its entirety or lease one half to help offset costs.

- Total building size - 18,000 SF
- Total condo size for sale - 3,364 SF
- Total available space for lease - 3,364 SF

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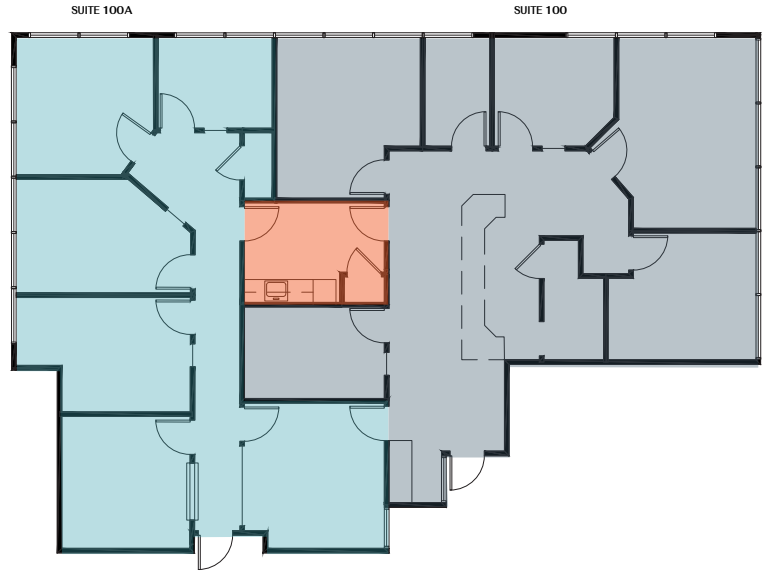


**PRICE
IMPROVEMENT**
\$695,000 or
\$207 / SF

SALE PRICE
\$756,900 or
\$225 / SF

LEASE RATE
\$12 NNN

EST. OP EX
\$8.40 / SF



1 AS-BUILT PLAN
SCALE: 1/8" = 1'-0"



SUITE 100A
1,448 SF
AVAILABLE
Now

SUITE 100
1,916 SF
AVAILABLE
30 days

**COMMON
GALLEY
AREA**

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LOCATION DETAILS

Located within The Evergreen Center, 630 15th Avenue offers a great opportunity to own an office condo in a prime location right off Main Street and very close to all of the great amenities that Downtown Longmont has to offer. Situated on the busy corner of Coffman Street & 15th Avenue, The Evergreen Center also offers an easily accessible location and ample parking year round.

