



**525 3rd Avenue**  
Longmont, Colorado 80501  
**For Lease | Prime Commercial Space**

Approx. 90-1,063 sq/ft  
\$350.00 - \$1,775.00 Gross Lease



**Eric Rutherford** MBA, CCIM, GREEN  
303.541.1908

[erutherford@wkre.com](mailto:erutherford@wkre.com)  
[www.EricRutherford.com](http://www.EricRutherford.com)  
United States Naval Academy Graduate Served as an Officer in the United States Marine Corps



**Dan Tremblay**  
720.564.6067  
[dtremblay@wkre.com](mailto:dtremblay@wkre.com)  
[www.DanTremblay.com](http://www.DanTremblay.com)



## Details

- Excellent location in this historic building with excellent visibility in downtown Longmont. Retail/office space available. Elevator. Walk to restaurants, shopping, breweries, and more. Close to biking and walking trails.
- Suite 120 - Ideal for a small private office space
- Suite 130 - Great for retail or office, faces Main Street with lots of light.
- Suite 205 - 3rd floor open loft, flexible interior layout, making it attractive for shared offices, creative studios, or collaborative work environments.
- Street parking or City of Longmont parking lot parking.
- Gross lease, all utilities included.
- The building is wired for Nextlight (paid by tenant).

## Details

<b>Suite 120</b>	Approx. 90 sq/ft	\$350.00 / month
<b>Suite 130</b>	Approx. 294 sq/ft	\$950.00 / month
<b>Suite 205</b>	Approx. 1,063 sq/ft	\$1775.00 / month

Lobby



Suite Example

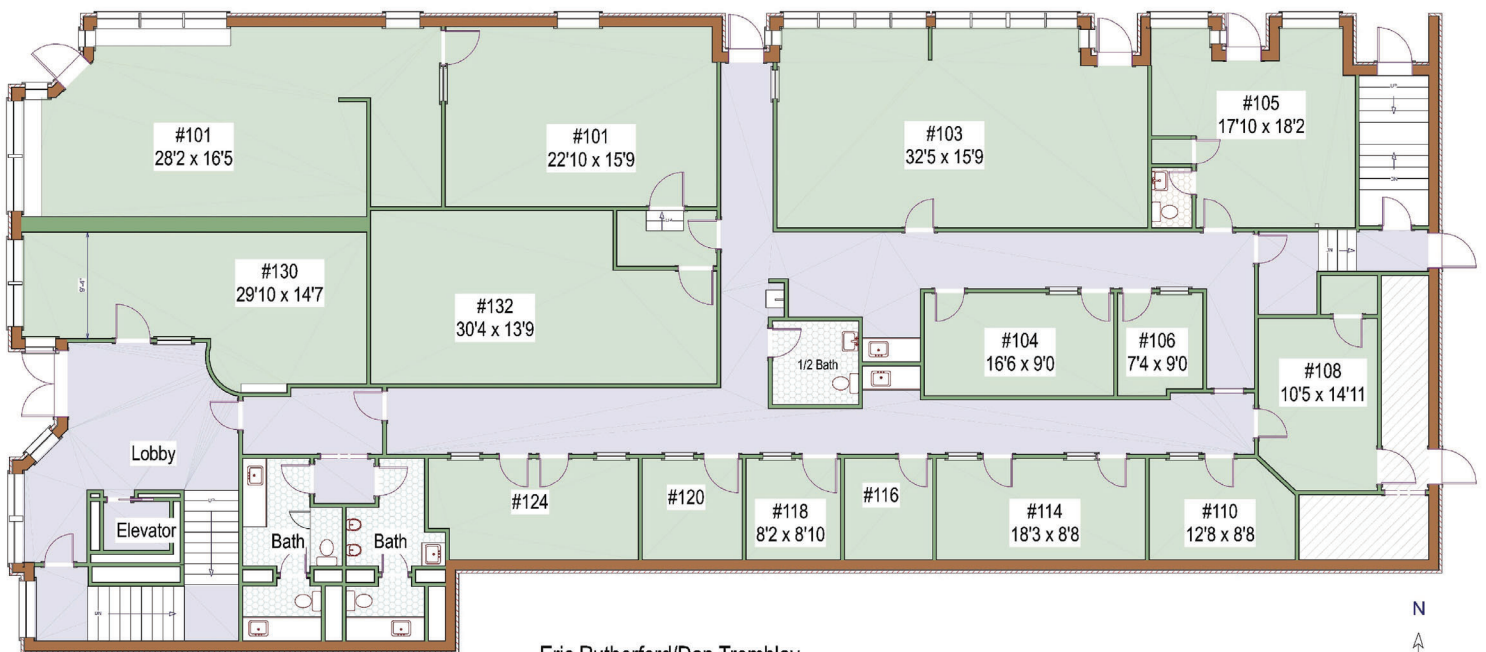


Kitchenette



525 3rd Avenue  
Longmont, Colorado

Main Level



Eric Rutherford/Dan Tremblay

erutherford@wkre.com

Tel:(303)541-1908

dtremblay@wkre.com

Tel:(720-564-6067

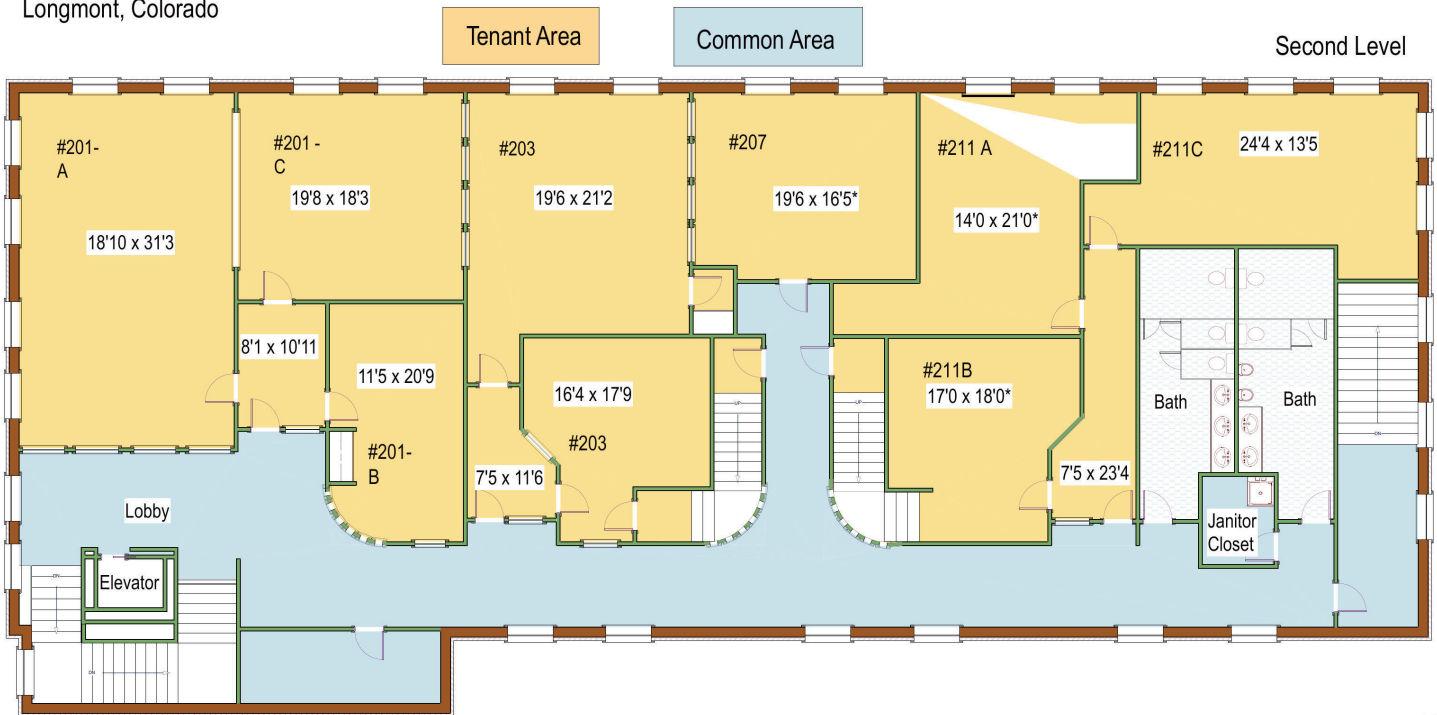


Measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only. Floor plan is not an architectural as-built.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com



525 3rd Avenue  
Longmont, Colorado



\*Dimensions estimated, not able to access room.

Eric Rutherford/Dan Tremblay

erutherford@wkre.com

Tel:(303)541-1908

dtremblay@wkre.com

Tel:(720-564-6067



N



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Floor plan is not an architectural as-built. Square footage is determined using exterior wall dimensions and is not guaranteed.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com