

FLEX BUILDING FOR SALE OR LEASE

1110 BOSTON AVENUE
LONGMONT, CO

Building Size: 11,680 SF
Zoning: MU-E
Lease: \$15.00 NNN (\$4.84)
Offered at \$2,700,000

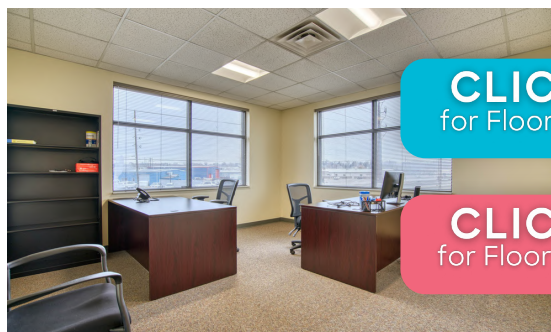


OVER THE RIVER...

Through the woods, and next to the greenway is 11,680 square feet of functional, well lit flex office space in Longmont. This property offers a mix of lab/shop space, offices, conference rooms, and breakroom accommodations. Take advantage of Longmont's most permissive zoning to do whatever makes your business run. And, while you might be tucked away and out of sight you'll hardly feel "up the creek!" After all, there's open space (and Left Hand Brewing) just a short, scenic walk away. Available immediately, so don't wait too long or you might wind up crying a river!

PROPERTY HIGHLIGHTS

- MU-E zoning allows many uses: professional services, medical, industrial, lab, and more
- Lower level shop/lab space with 8' drive-in door
- 15+ private offices each with windows
- Secure, private, and very quiet
- Elevator access
- Includes kitchen, breakroom, lobby
- Located on the beautiful St. Vrain Creek with access via multi-use path

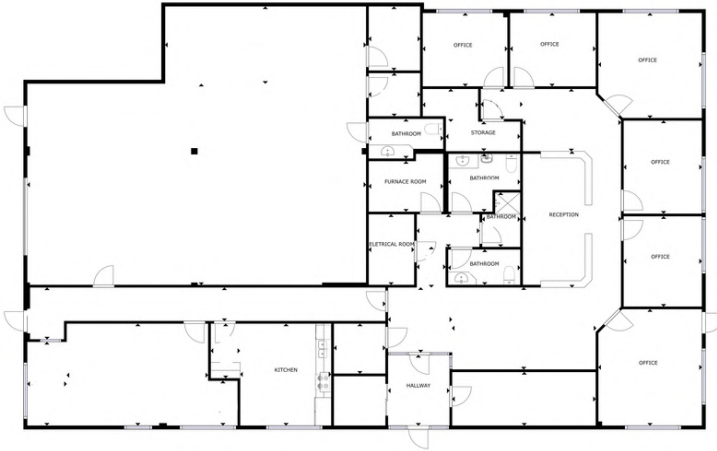


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