



### PROPERTY HIGHLIGHTS

Enjoy spectacular views from Longmont's tallest "Class A" building. Excellent location at the Parkway Shopping Center. Walking distance to numerous restaurants and services. All utilities and HVAC maintenance included in expenses. Great views in professional Class A office space. Beautifully landscaped common areas.

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<b>Suite 304:</b>	1,181 RSF
<b>Lease Rate:</b>	\$14.00/RSF NNN
<b>Expenses (Est):</b>	\$10.30/RSF - includes interior janitorial, utilities & taxes
<b>Suite 306:</b>	1,212 RSF
<b>Available:</b>	June 1, 2020
<b>Lease Rate:</b>	\$15.00/RSF NNN
<b>Expenses (Est):</b>	\$10.30/RSF - includes interior janitorial, utilities & taxes

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DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

### CONTACT US

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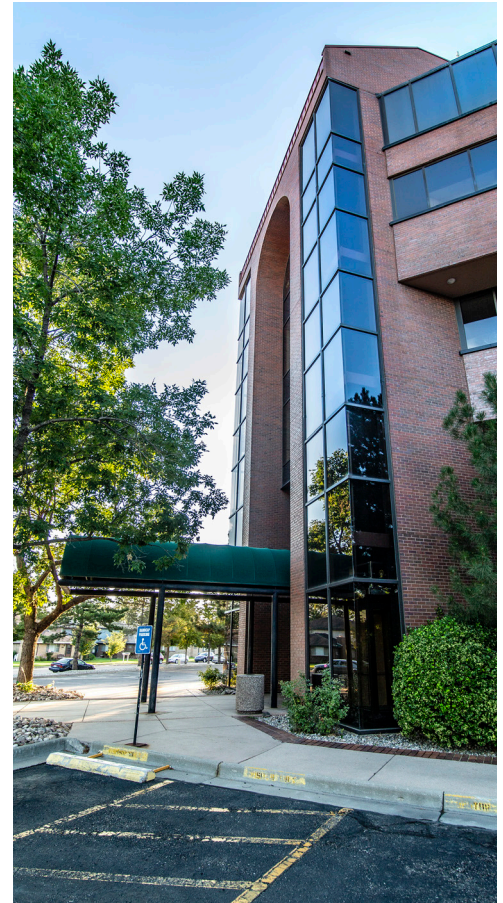
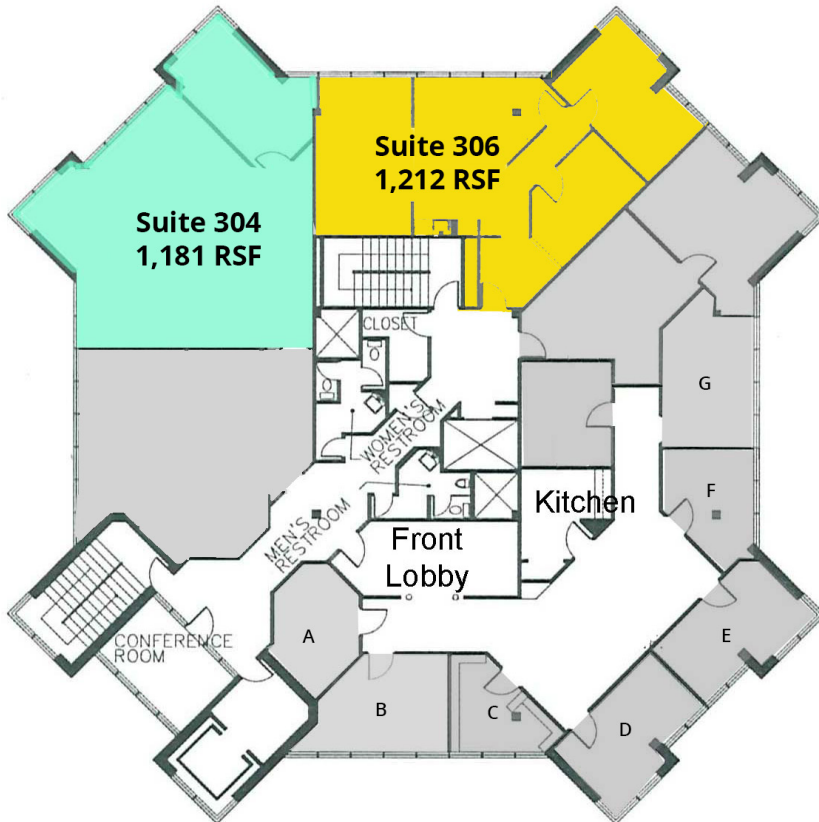


# OFFICE SPACE FOR LEASE THE ROSE BUILDING

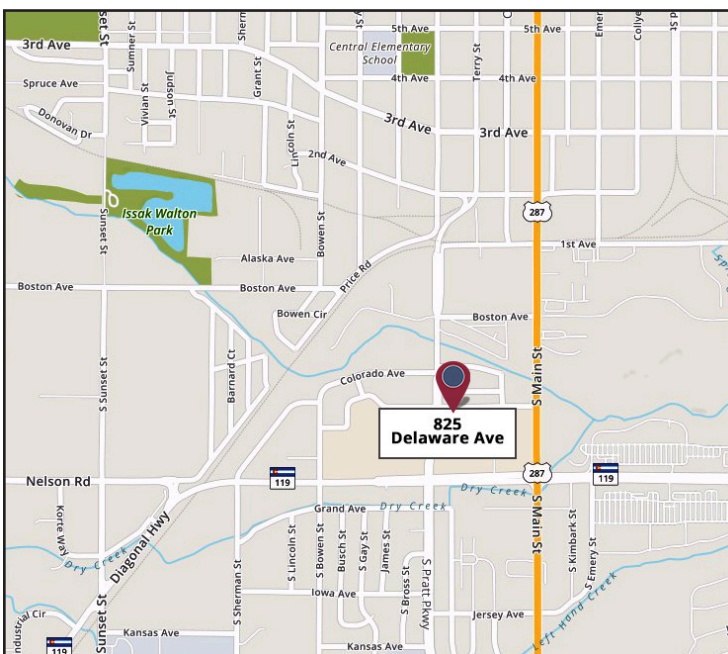
Colorado  
Group

825 DELAWARE AVENUE, LONGMONT, CO 80501

## PROPERTY **THIRD FLOOR AVAILABILITY**



## PROPERTY **LOCATION**



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