



PROPERTY HIGHLIGHTS

This stand-alone 6,719 SF building is perfect for brand-oriented professional businesses located on Delaware Avenue (behind the Lucky's Market). Divisible to 1,241SF for smaller users. Plenty of outstanding amenities near-by including Lucky's Market, Modern Market, Starbucks and many more. The flexible floorplan can be customized to a user's needs.

- Flexible floorplan
- Great signage
- New finishes
- Near bus route
- Near numerous amenities
- On-site parking

Building SF:	1,241- 6,719 RSF
Available:	Immediately
Lease Rate:	\$16.00-\$18.00/RSF NNN
Expenses:	\$8.45/RSF
Lease Term:	3-5 years
Zoning:	Mixed Use - Corridor

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

Jason Kruse, CCIM
Principal/Broker Associate
303.449.2131 ext 149
jason@coloradogroup.com

Micah Loeb
Broker Associate
303.449.2131 ext 127
micah@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

OFFICE SPACE FOR LEASE

THE 510 BUILDING

Colorado
Group

700 KEN PRATT BLVD, SUITE 510, LONGMONT, CO 80501

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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 independently confirm its accuracy and completeness.

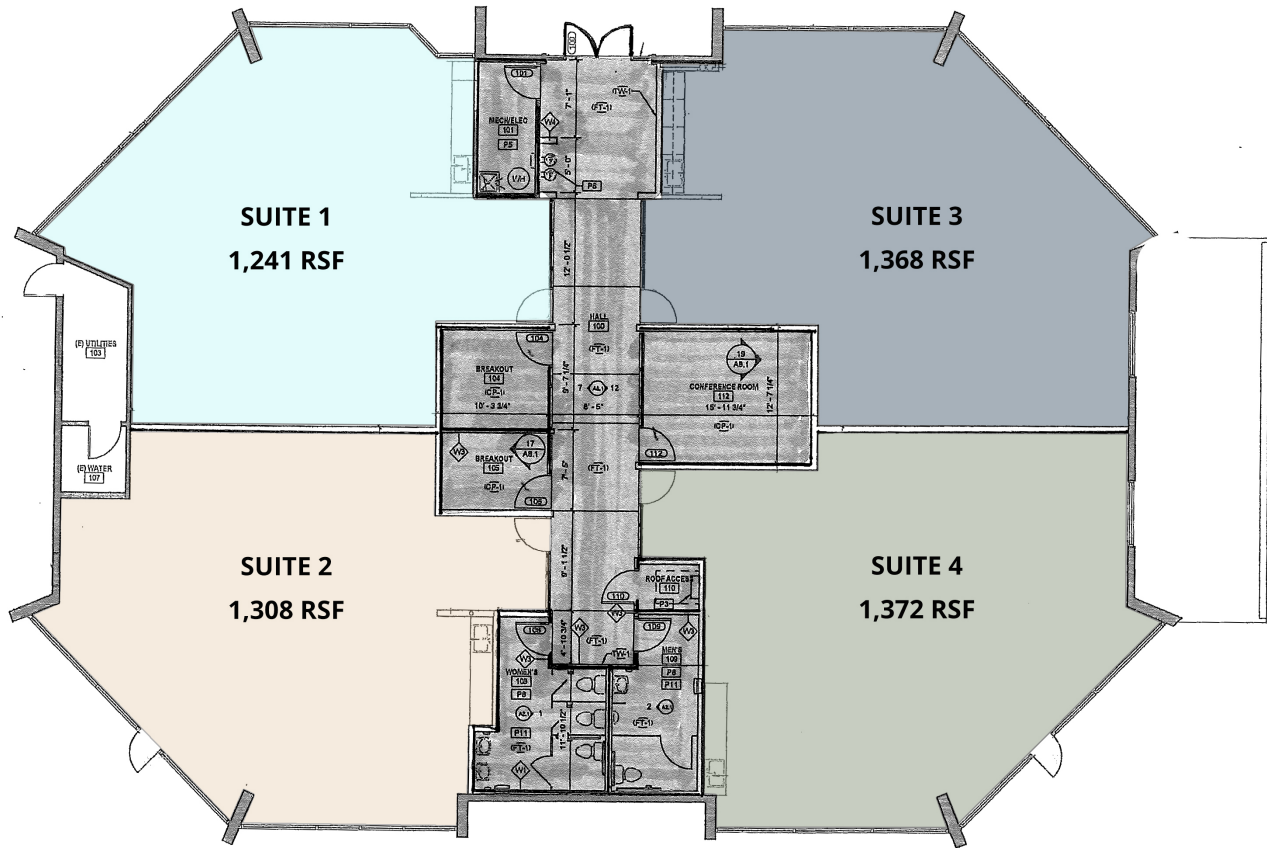
RETAIL/OFFICE SPACE FOR LEASE

THE 510 BUILDING

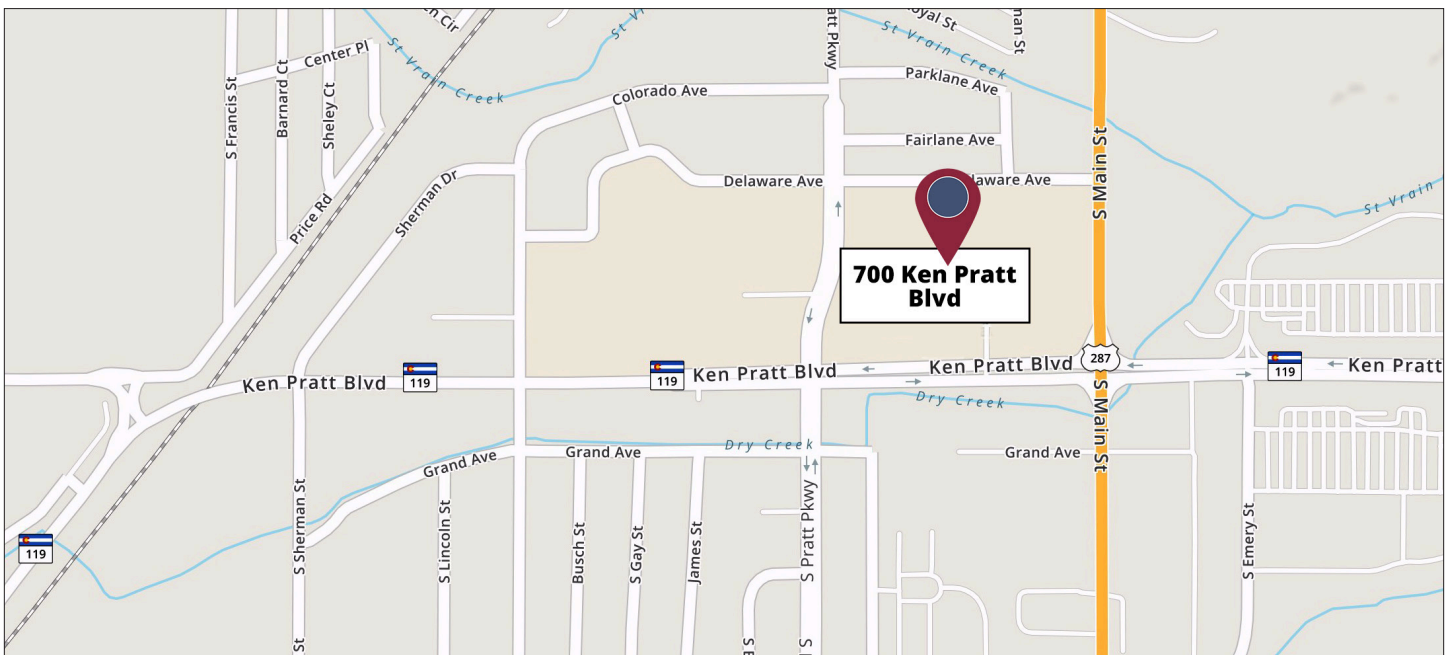
Colorado
Group

700 KEN PRATT BLVD, SUITE 510, LONGMONT, CO 80501

PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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 independently confirm its accuracy and completeness.