

## OFFICE SPACE FOR LEASE

DIAGONAL TECH CENTER  
1625 South Fordham Street  
Longmont, Colorado

### BUILDING HIGHLIGHTS

RENTABLE SQUARE FEET  
SUITE 100: 19,097 RSF  
SUITE 300: 17,044 RSF  
COMBINED: 36,141 RSF

LEASE RATE \$14 / RSF / NNN

EXPENSES \$6.65 / RSF  
+ UTILITIES AND JANITORIAL

### PROPERTY FEATURES

- Prominent corporate identity
- Electrical: 2,000 amp, 480/277-volt, 3 phase, 4 wire
- Zoning: PUD-I
- Each building is sprinklered
- Easy access to and from Interlocken, Boulder, metro Denver and Denver International Airport
- Close proximity to 40 restaurants, 6 hotels and numerous retail amenities including Twin Peaks Mall
- Suite 100 features; one 12'x12' drive-in door, partitioned conference room, elegant kitchenette, and spacious bullpens
- Suite 300 features; private offices, open bullpen with drop ceiling and light manufacturing space.
- Office furniture may be available upon request



FOR MORE INFORMATION CONTACT:

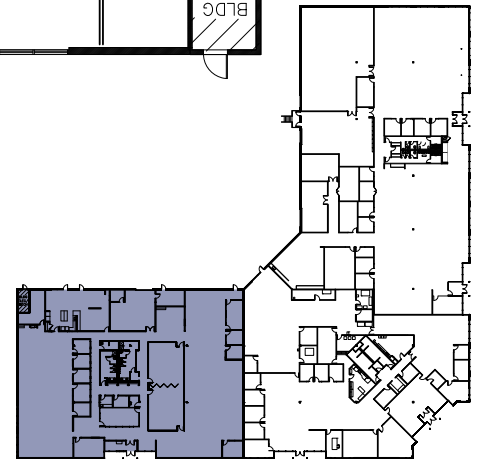
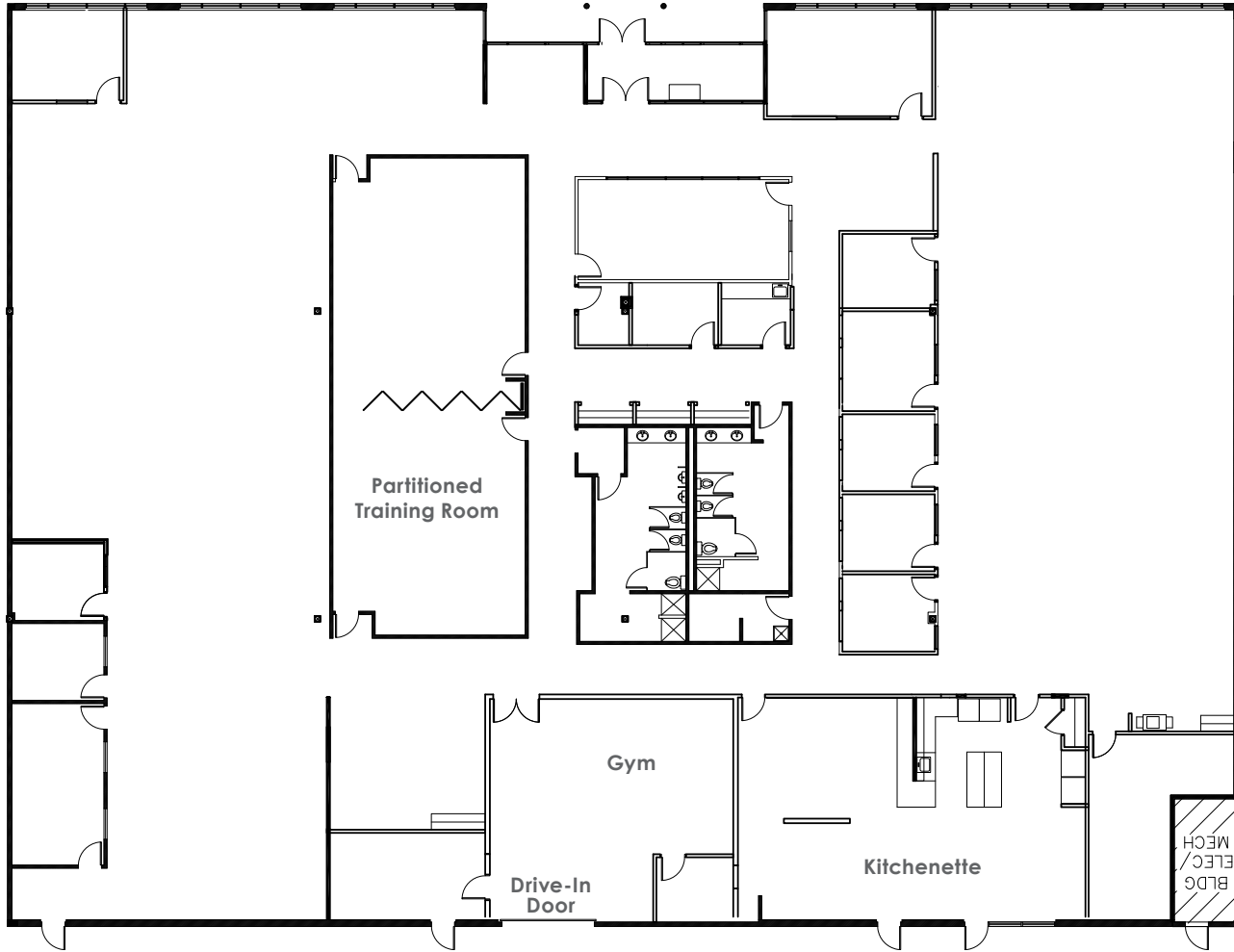
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FLOOR PLAN - 1625, SUITE 100 - 19,097 SF



FOR MORE INFORMATION CONTACT:





<https://www.deancallan.com/property/longmont/1625-south-fordham-street>



TAKE THE   
**VIRTUAL**  
TOUR **SUITE 100**

<https://youtu.be/G6sXXV2OXeQ>



FOR MORE INFORMATION CONTACT:

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FLOOR PLAN - 1625, SUITE 300 - 17,044 SF



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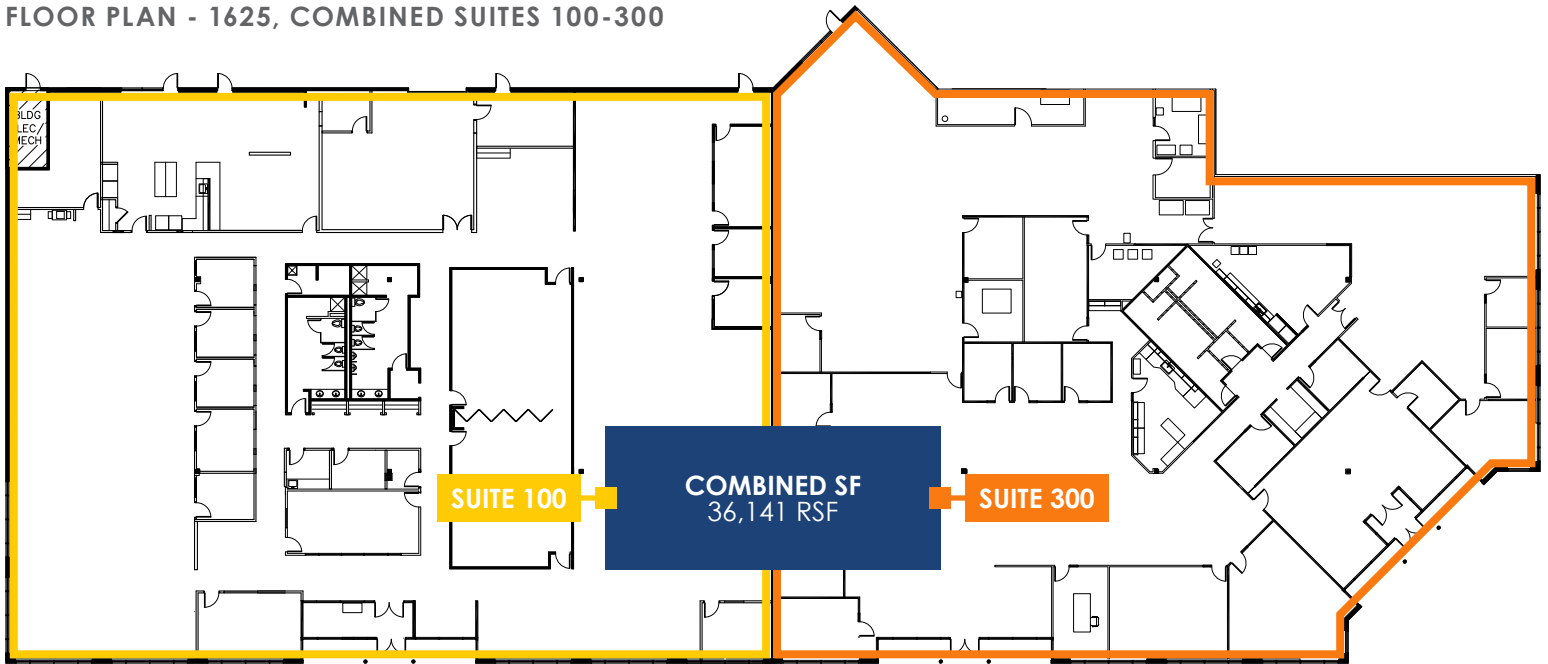
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FLOOR PLAN - 1625, COMBINED SUITES 100-300



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