

NEW OWNERSHIP - RENOVATIONS RECENTLY COMPLETED!



PROPERTY HIGHLIGHTS

Beautifully designed professional office building available for lease, with new lobby and common area renovations underway. Ideal location and buildout for users of all types: technology, software, law firms, engineering, finance, insurance, medical, real estate and other general/professional office users. Take advantage of high-quality existing buildout and additional extensive landlord work letters to customize your space. Join the large and growing professional Longmont community today!

Located along U.S. Highway 287, at the southern gateway to Longmont, the property enjoys convenient linkages to the Diagonal Highway between Longmont and Boulder. Interstate 25, located just 5-miles away, provides easy access to the greater Denver Metro area.

- **Traffic Counts of 25,000+ Per Day**
- **New Digital Monument Signage**
- **Expansive Front Range Views**
- **Tall/Open Ceilings**
- **Flexible Floor Plans/Buildout**
- **NextLight Internet - Nation's Fastest**

EXTENSIVE LANDLORD WORK LETTER AVAILABLE

Expenses:	\$10.65/SF
Available SF:	1,353 SF - 53,205 SF
Date Available:	Immediately
Lease Term:	Negotiable

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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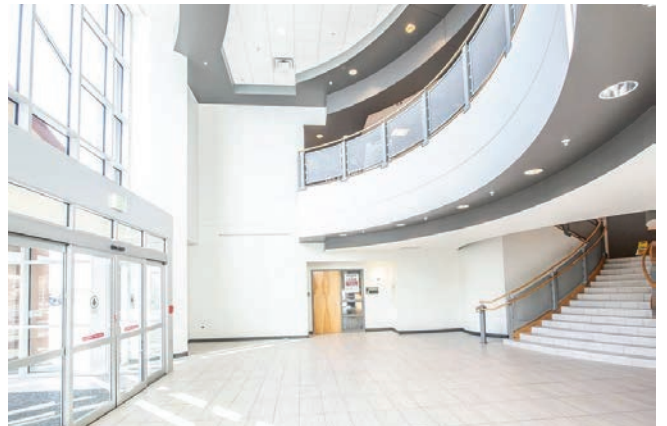
CLASS A OFFICE SPACE FOR LEASE

LONGMONT PROFESSIONAL CAMPUS

Colorado
Group

1551 PROFESSIONAL LANE, LONGMONT, CO 80501

PROPERTY - PHOTOS



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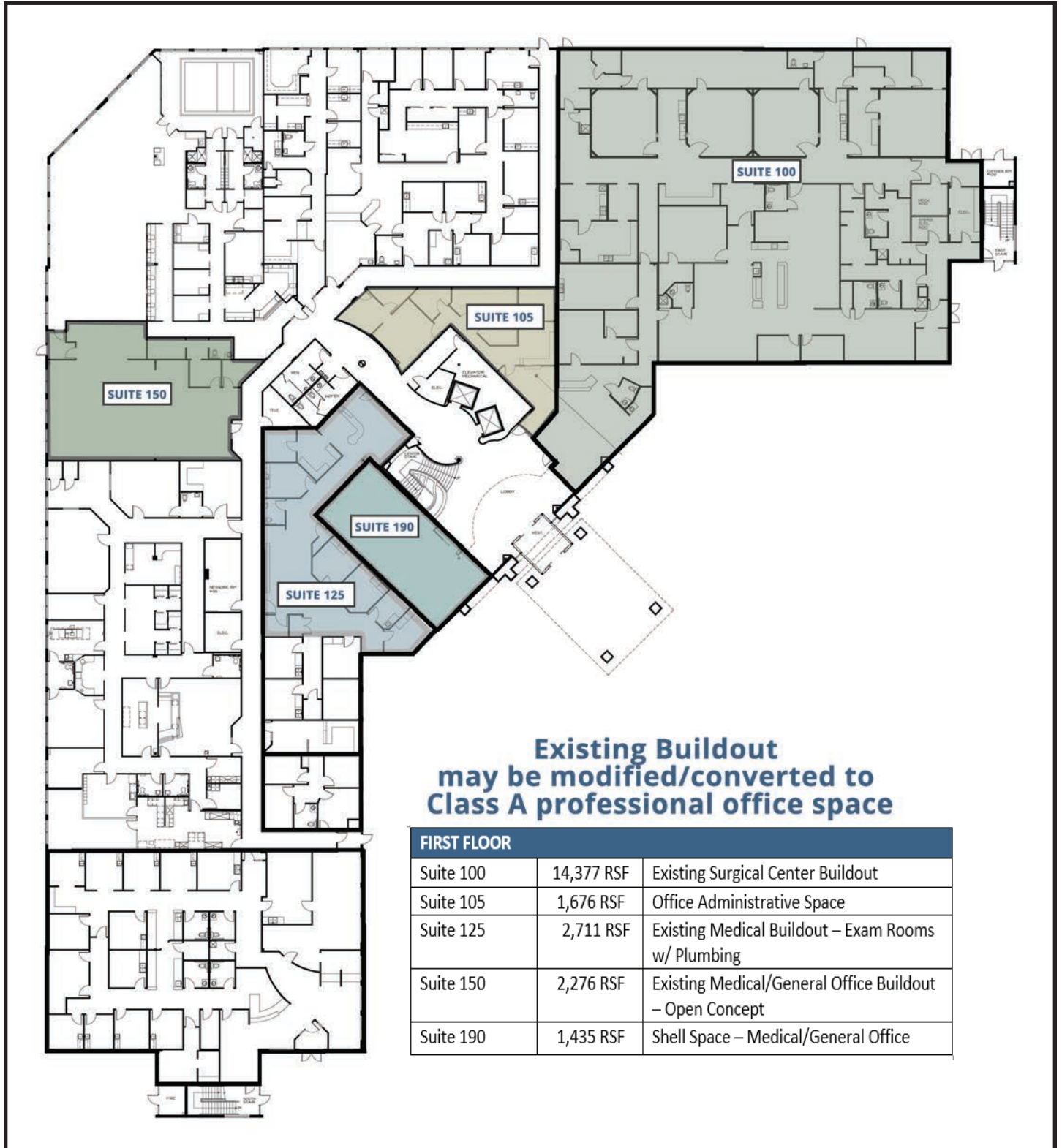
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PROPERTY FLOOR PLAN - **FIRST FLOOR**



FIRST FLOOR		
Suite 100	14,377 RSF	Existing Surgical Center Buildout
Suite 105	1,676 RSF	Office Administrative Space
Suite 125	2,711 RSF	Existing Medical Buildout – Exam Rooms w/ Plumbing
Suite 150	2,276 RSF	Existing Medical/General Office Buildout – Open Concept
Suite 190	1,435 RSF	Shell Space – Medical/General Office

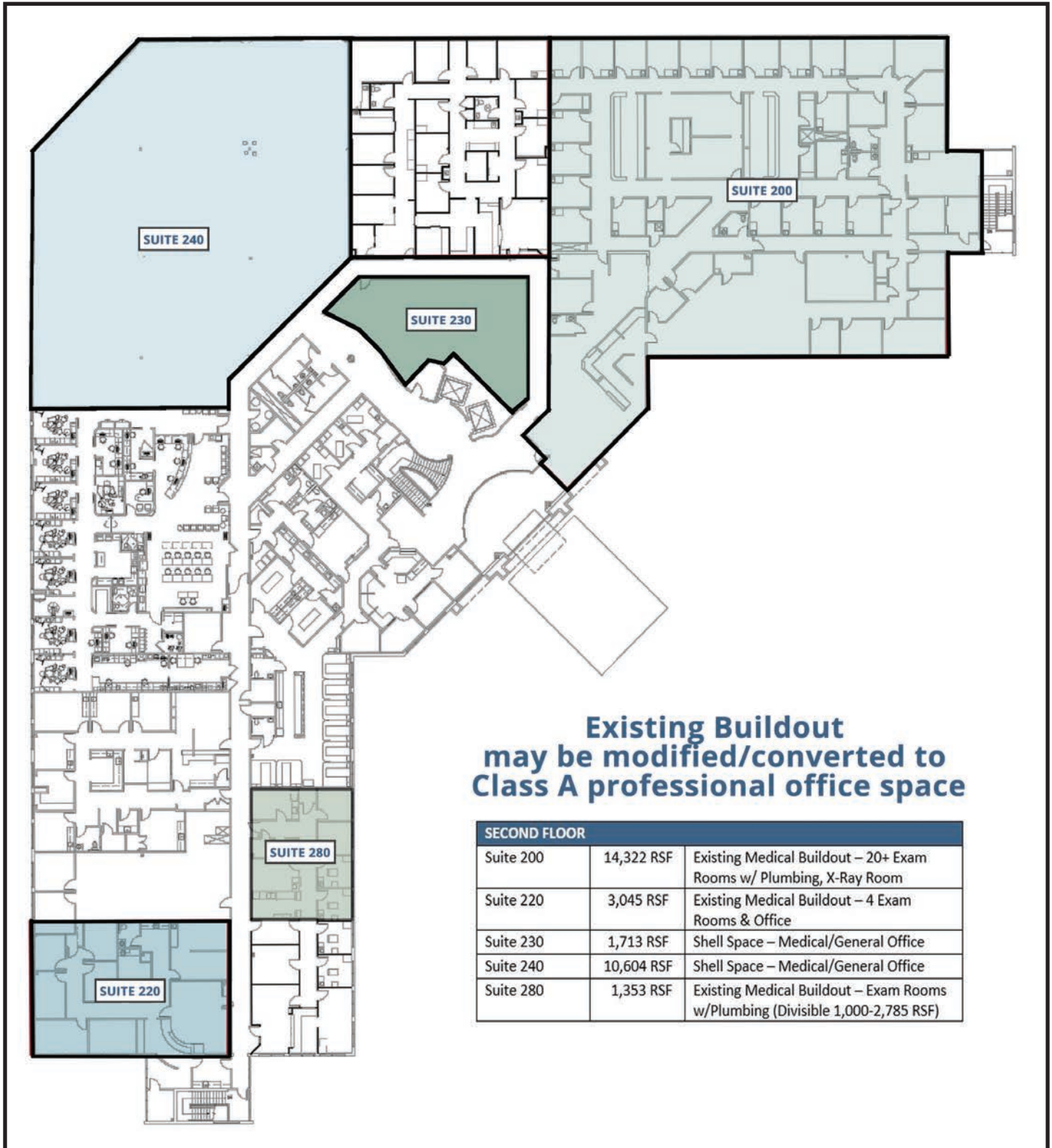
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PROPERTY FLOOR PLAN - **SECOND FLOOR**



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AMENITY MAP



AREA MAP



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