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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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303.449.1420 | www.deancallan.com

PROFESSIONAL & MEDICAL OFFICE SPACE FOR LEASE

**1055 17TH AVENUE
LONGMONT, COLORADO 80501**

Professional office and medical office suites available for lease! Located in central Longmont, 1055 17th Avenue is surrounded by residential making its location a great opportunity for new and continued business. Under new ownership with renovations underway.

Call us for more information and to set up a tour.



Owned & Operated

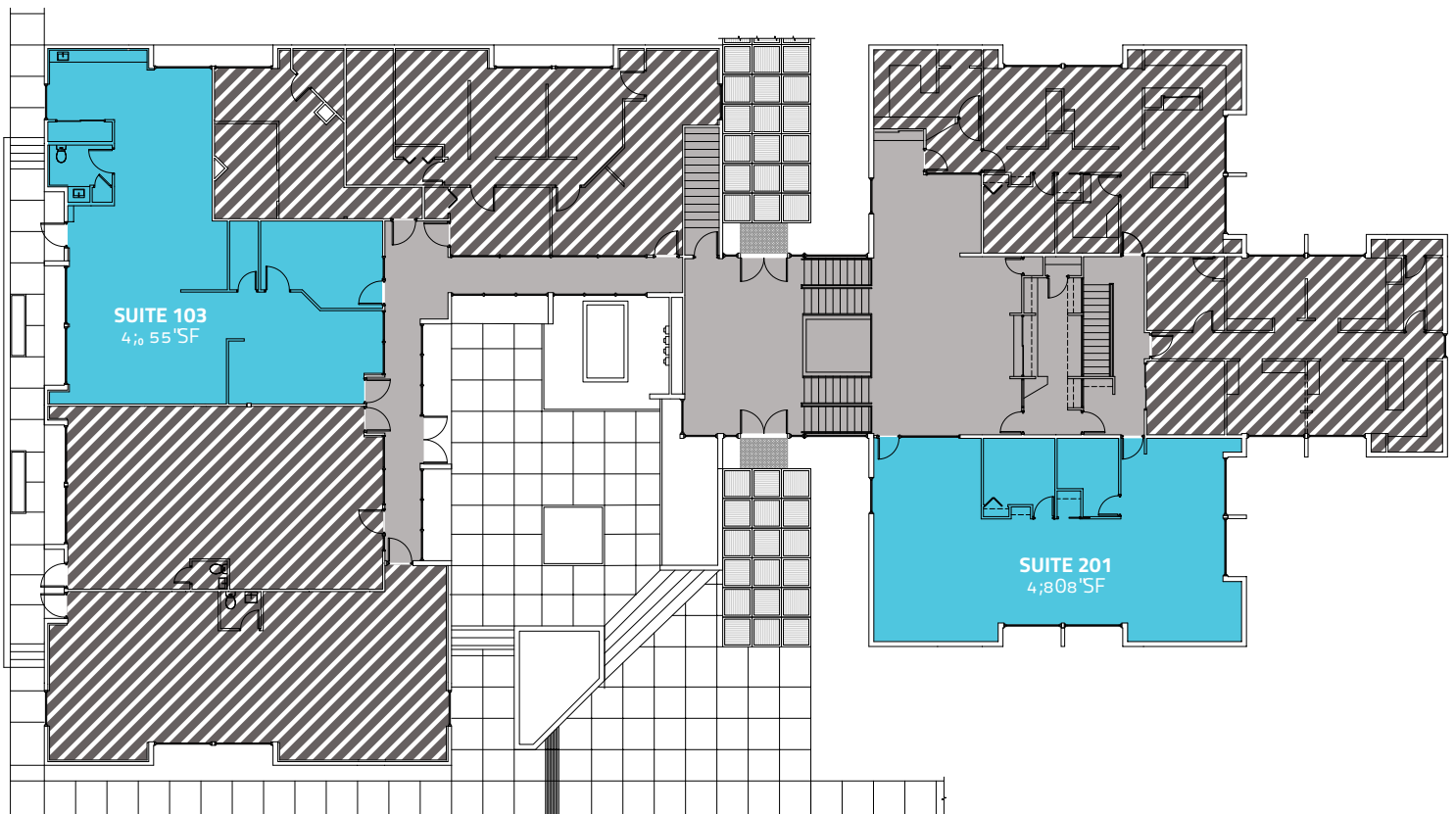
TERMS

Suite 103:	1,822 SF
Suite 201:	1,575 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$10.39 / SF + Utilities (Est. 2025)

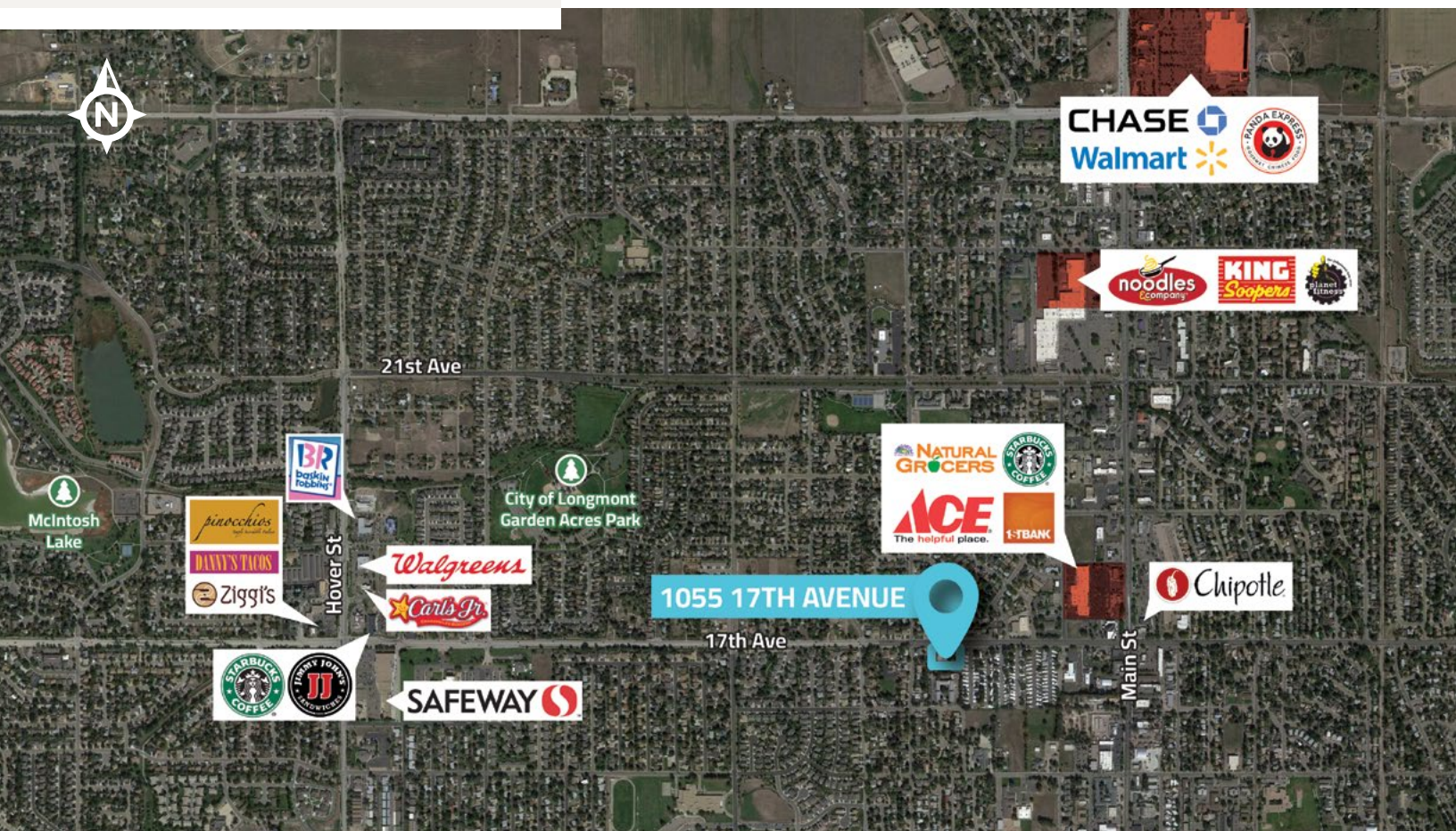
PROPERTY FEATURES

- 77 Parking Spots
- Key card access with interior and exterior security cameras
- Common area restrooms
- Common area elevator
- Common area washers and dryers
- Multiple skylights providing ample natural light

MAIN LEVEL



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
56,919	103,290	172,830

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
17,051	34,345	50,975

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
22,435	40,207	65,972

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$90,717	\$103,970	\$114,316

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