

market

REAL ESTATE

For Lease: Creative Space
for Office, Retail, or Events

320 2ND AVENUE, LONGMONT CO 80501

UNITS 200, 201, 300, & 301

Size: 3,000 SF - 19,104 SF

Rate: \$23.00 SF NNN

Available: Q1 2025



MAKE HISTORY

Step into The Granary, where history meets innovation in the heart of downtown Longmont. Once an iconic grain storage facility, this space has undergone a remarkable transformation, reborn as a vibrant hub for creativity and commerce. With its soaring ceilings, industrial charm, and nod to its agricultural past, The Granary is the canvas for your next venture. Whether you're dreaming of a captivating arts theater, an imaginative event space, a swanky new office space, or an experiential retail concept, this adaptable gem beckons you to cultivate your vision. The available spaces are on the second and third floor, with space ranging from 3,500 SF to 16,000 SF, and the ground level will be a brand new food hall opening early 2025, adding to lower downtown Longmont's growing amenities. Join us in shaping a new chapter for this cherished piece of Longmont's heritage, where the possibilities are as endless as the grains that once filled its walls.

PROPERTY HIGHLIGHTS

- Entire ground level to be a food hall and plaza, operated by the founders of Stanley Marketplace
- Second-floor silo offers an open view of the ground level
- Third floor offers a gothic vaulted ceiling with exposed rafters
- "Power pack" on the east side of the building includes finished elevators, bathrooms, and stairwells servicing all three floors
- Spaces delivered in core and shell condition with TI packages available.
- Up to 25 dedicated parking spaces available for second and third-floor users
- Located in the heart of Longmont's up-and-coming Lower Downtown (we call it LoLo), across the street from Wibby Brewery, Copper Sky Distillery, The Local Drive, and Longmont Axe House
- Great for office users, entertainment venues, maker space, fitness and more
- Q1 2025 delivery



LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

market

REAL ESTATE



LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

HEIDI SCHAMBER

303 444 4344
Heidi@MarketBoulder.com

ANNIE LARNER

303 444 1344
Annie@MarketBoulder.com

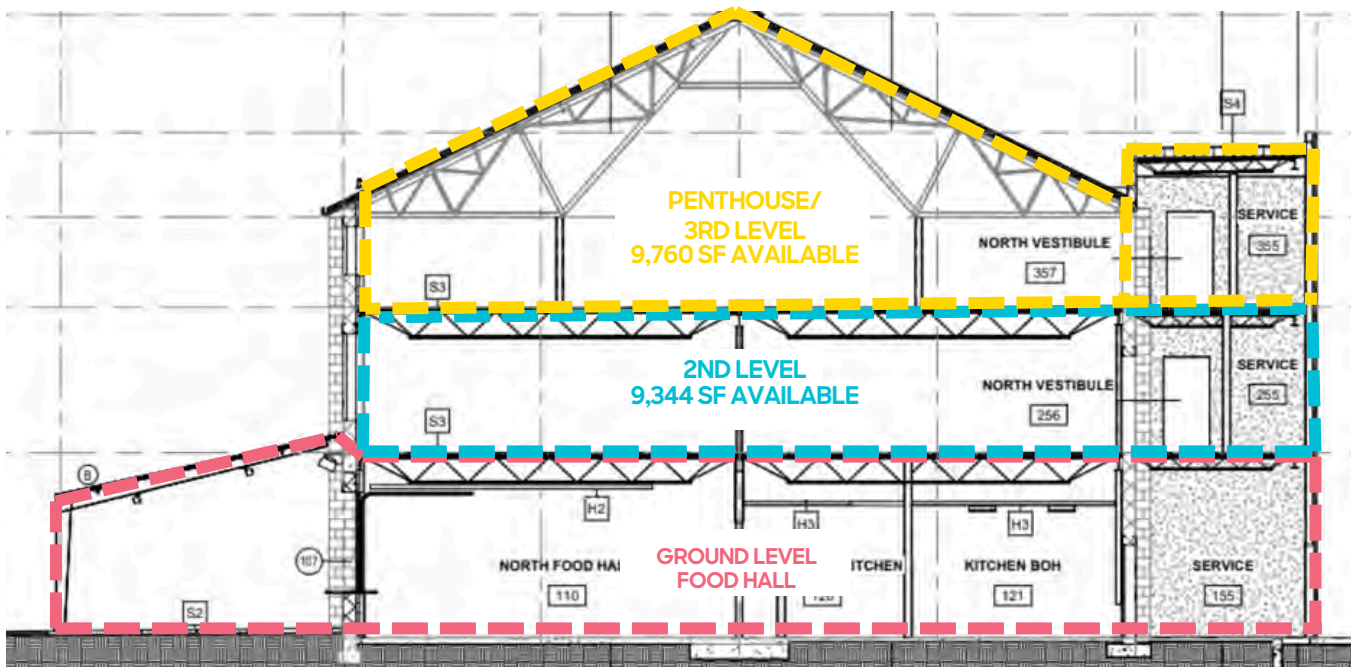
RACHEL ROHRIG

303 444 4910
Rachel@MarketBoulder.com



2ND & 3RD LEVEL - 19K+ SF AVAILABLE

GROUND LEVEL - FOOD HALL COMING 2025



LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

HEIDI SCHAMBER
 303 444 4344
 Heidi@MarketBoulder.com

ANNIE LARNER
 303 444 1344
 Annie@MarketBoulder.com

RACHEL ROHRIG
 303 444 4910
 Rachel@MarketBoulder.com



2ND LEVEL - 9,344 SF



PENTHOUSE/3RD LEVEL - 9,760 SF



LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

HEIDI SCHAMBER

303 444 4344
 Heidi@MarketBoulder.com

ANNIE LARNER

303 444 1344
 Annie@MarketBoulder.com

RACHEL ROHRIG

303 444 4910
 Rachel@MarketBoulder.com



ABOUT LONGMONT

Longmont is a community of 99,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries - all in a community that provides unparalleled quality of life.

Source: Longmont.org

market

REAL ESTATE



LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

HEIDI SCHAMBER
 303 444 4344
 Heidi@MarketBoulder.com

ANNIE LARNER
 303 444 1344
 Annie@MarketBoulder.com

RACHEL ROHRIG
 303 444 4910
 Rachel@MarketBoulder.com

