

OFFICE SPACE AVAILABLE FOR SALE OR LEASE

1715 Iron Horse Drive Longmont, CO 80501



**ONE MONTH OF BASE
RENT ABATEMENT**

PROPERTY HIGHLIGHTS

Located in east Longmont, this property for sale or lease boasts convenient access to HWY 119, I-25, and the bustling Harvest Junction shopping district. Situated close to the Sandstone Ranch recreational area, buyer or tenants can enjoy a trail system just moments away. This professional setting offers versatile permitted uses, on-site parking, and fully finished office space, ideal for businesses seeking a well-equipped and accessible location. With its strategic positioning near major roadways and popular amenities, this property presents a prime opportunity for businesses looking for a dynamic location that combines convenience with a desirable work environment.

Suite 140	1,140 RSF
Timing	Available Immediately
Sale Price	\$267,900
Lease Rate	\$12.00 - \$13.00/RSF NNN
Expenses (Est)	\$12.17/RSF
Parking	Ample on-site
Zoning	MUE-Mixed use employment



- No load factor
- Potential option to purchase
- Local management & ownership
- Near bike path
- On-site parking
- Adjacent to UC Health hospital

FOR
MORE
INFORMATION

**Colorado
Group**

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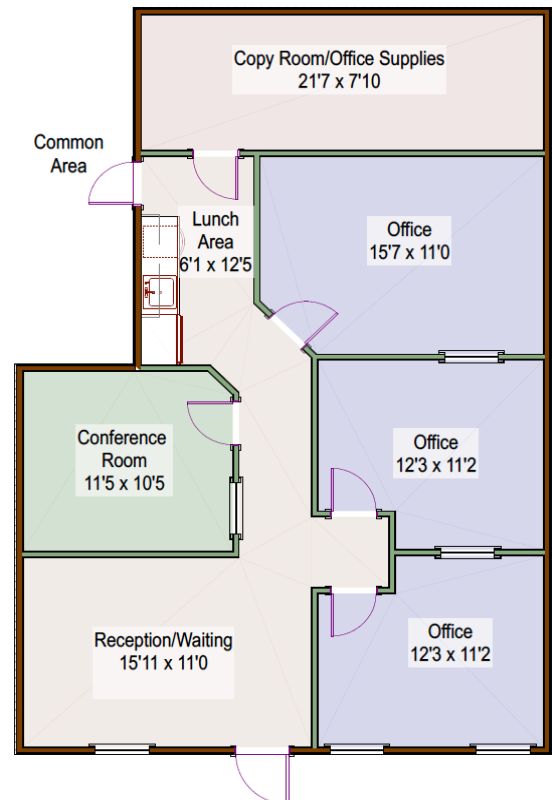
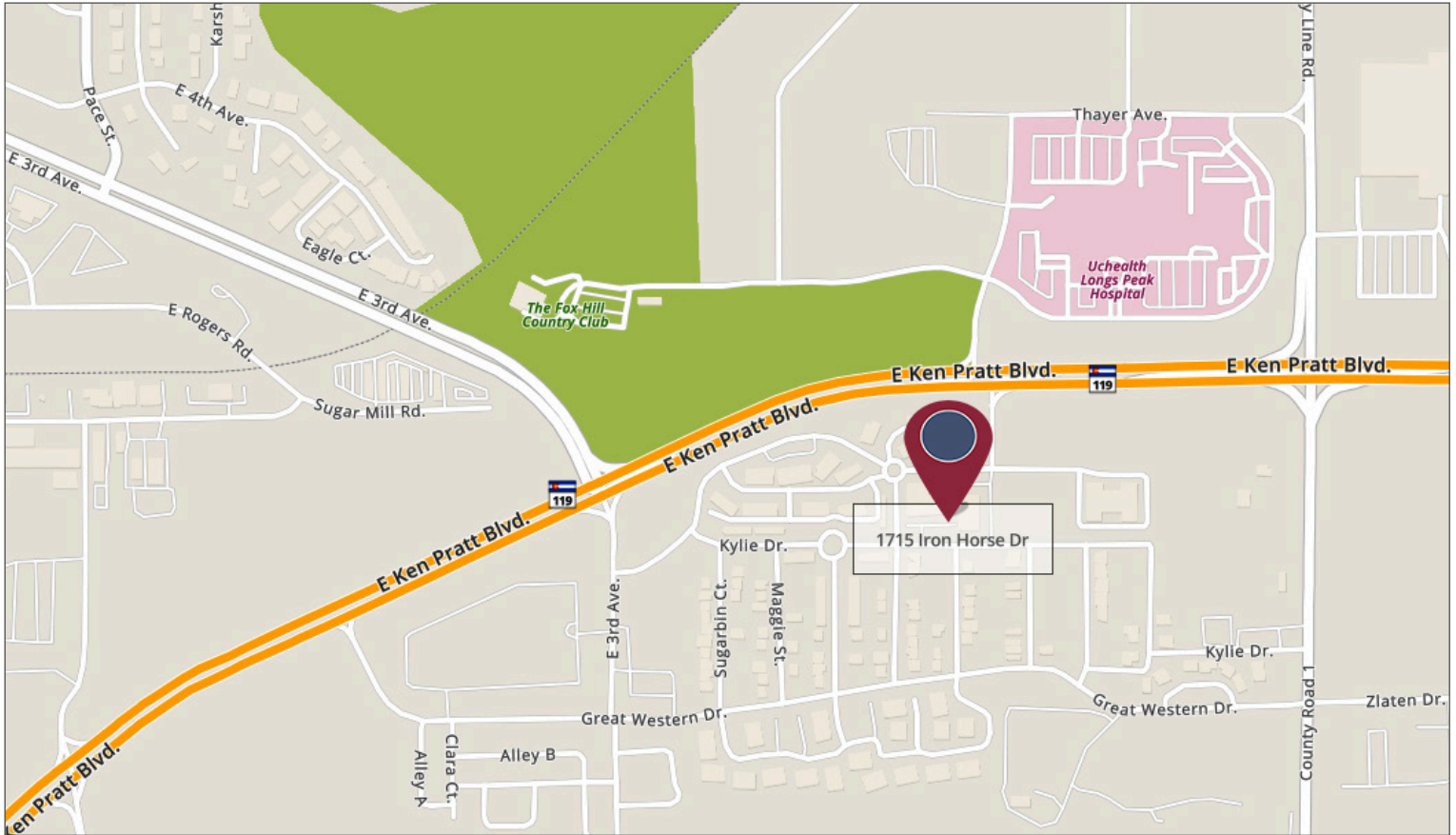
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PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.