

# FOR LEASE

OFFICE/INDUSTRIAL SPACE



## 105 SOUTH SUNSET, LONGMONT, COLORADO

**Available:** 8,337 SF Divisible

**Rate:** \$9.00 - \$10.00 per square foot per year NNN  
NNNs: \$2.70 per square foot per year  
Utilities separate

**Features:** Flexible space capable of office space with manufacturing/production area available

**Amenities:** Picnic area overlooking a lake. Highly landscaped setting; within blocks of Hover retail and restaurant district and the Radisson Hotel & Conference Center

**Building:** 36,000 square feet – one story

**Parking:** 144 spaces – entire building – 4 spaces per 1,000 SF

**Zoning:** GI – General Industrial

**HVAC:** Offices 100% heated and air-conditioned – warehouse heated

**Phone/Data:** Pre-wired triplex CAT5 voice & data outlets

**Utilities:** Electric: City of Longmont; 1600A@208V, 3-phase  
Water/Sewer: City of Longmont: 1 1/2" /4"  
Gas: XCEL Energy

**Loading:** One Grade level 10' x 10' overhead door per bay – except office bays

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*Pratt's Facilities Management Team Available 24/7/365*