



**FOR LEASE**

**1241 Kimbark Street - Longmont**

**Up to 28,523 Square Feet**



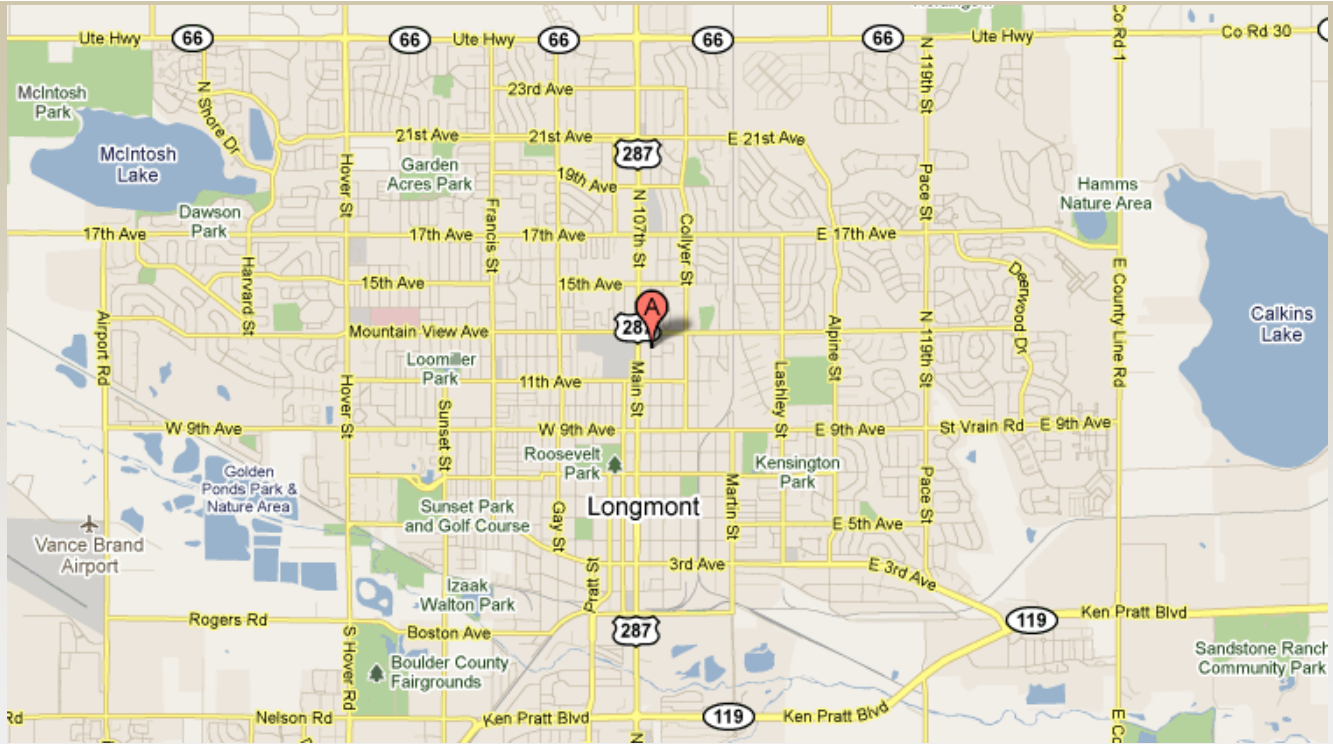
**28,523 SF OFFICE/FLEX/WAREHOUSE  
SPACE FOR LEASE**

Located in Central Longmont - Corner of Mountain View & Kimbark Street  
1 Block East of Main Street (Hwy 287)

**Up to 18,881 SF  
Industrial Space  
Available on the  
Ground Level**

[www.TeboDevelopment.com](http://www.TeboDevelopment.com)  
PO Box T, Boulder Colorado 80306

[JDixon@Tebo.biz](mailto:JDixon@Tebo.biz)  
p. 303.447.8326 f. 303-447-0206



**SIZES AND RATES:**

Ground Level Shop - 12,653 SF warehouse space  
 Ground Level NE - 2,452 SF Flex Space Available  
 Ground Level SE - 3,776 SF Flex Shop space  
 Ground Level Combined - 18,881 SF  
 Second Level - 6,660 SF Office Space Available  
 Third Level - 2,982 SF Office Space Available

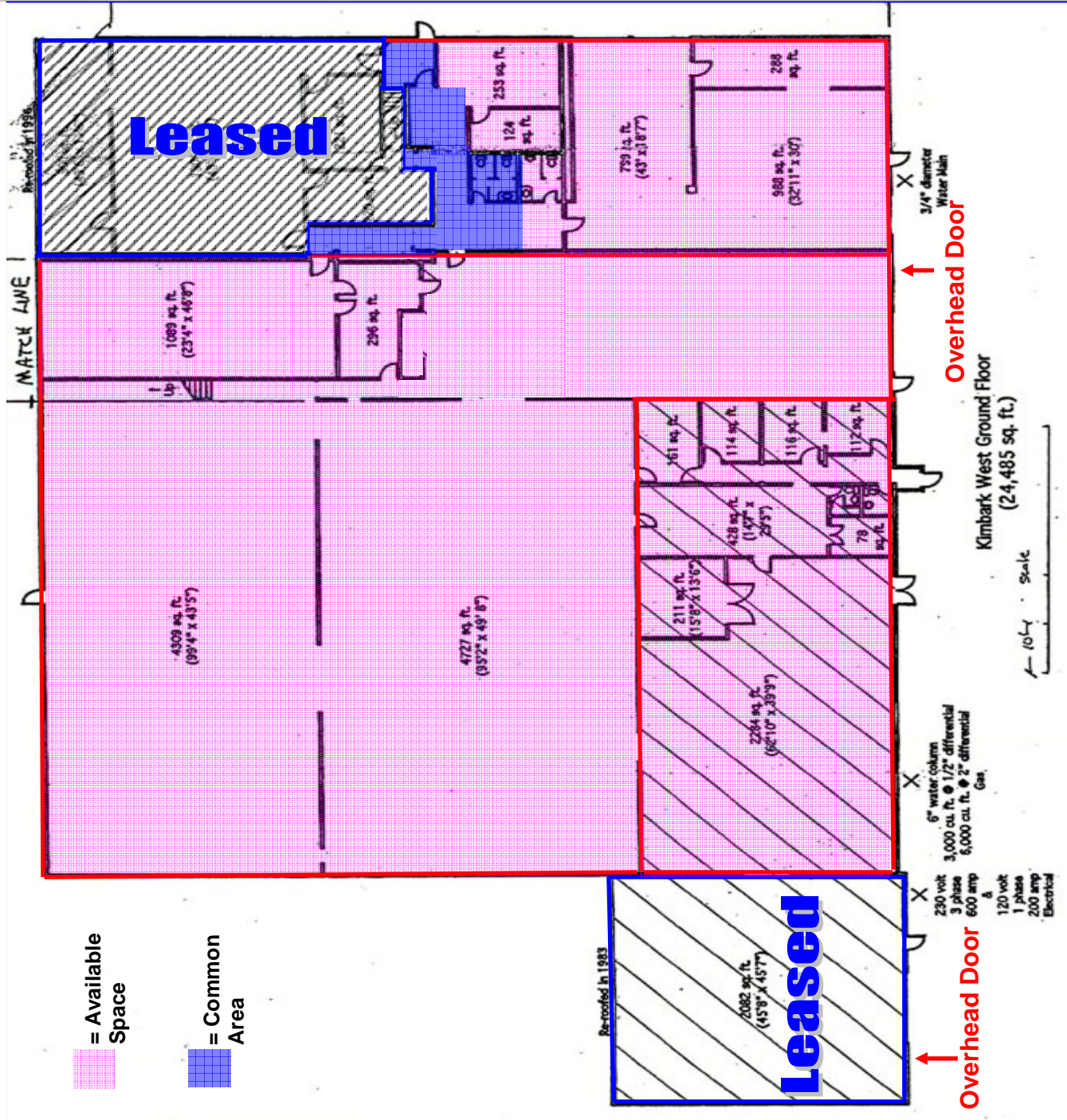
Ground Level Rate: From \$3.95 SF + NNN (\$0.86)  
 + Utilities  
 Office Rate: From \$4.95 SF + NNN (\$0.86)  
 + Utilities

**1241 Kimbark Avenue**

- Large Open Flexible Area
- Electrical Service:  
 1,000 AMPS/230 Volts/3-Phase
- 16' - 18' Ceiling Height in Warehouse
- 2 Grade-Level Overhead Doors in Building
- Metal and Masonry Construction
- New Roof
- Lots of Windows
- Plenty of Street Parking Available

**CONTACT US TODAY FOR A SHOWING!**

Ground Floor Warehouse/Flex Space  
15,620 sf Available  
Wide Open Floor Plan  
18' Tall Ceilings  
3 Phase Power



5,235 sq. ft.  
(43' x 121'9")

2nd Floor  
Office/Flex Space  
5,235 SF  
Available

New Remodel  
Available  
Custom Floor Plan

1,423 sq. ft.  
(27'6" x 56'6")

2nd Floor  
Office/Flex Space  
1,423 SF  
Available

- 2nd Floor Features:
- Lots of Windows
  - Custom Floorplan Available
  - Large Open Area



2,982 sq. ft.  
(42'6" x 70'2")

3rd Floor Office/Flex Space  
2,982 SF Available



**CONTACT US TODAY FOR A SHOWING!**