



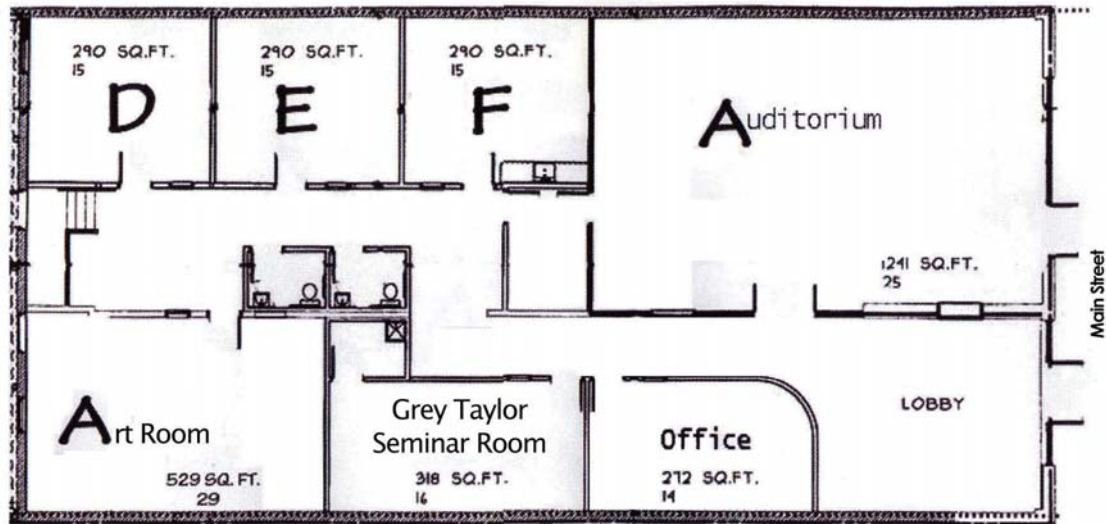
## 509 Main Street, Longmont, Colorado

### For Lease – Unique Downtown Longmont Building

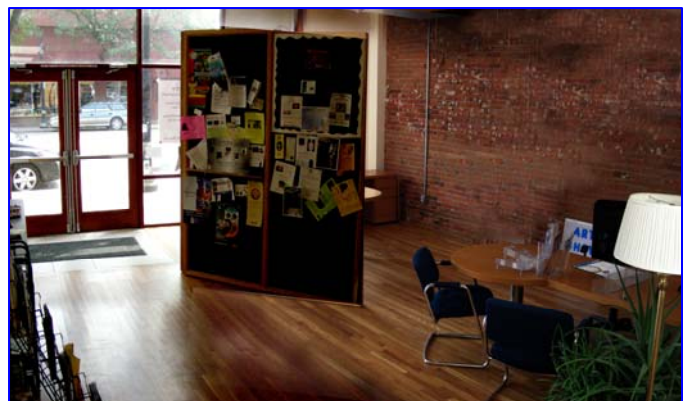
Situated on one of Longmont’s busiest downtown historic blocks, adjacent to the theater and close to successful dining establishments. This building offers great exposure and a flexible layout with large (approximately 1,500 square feet) open space with multiple smaller offices. Extensive remodeled in 2005 and well maintained. Skylights throughout create an abundance of natural lighting. Zoning and floor plan offer maximum flexibility in uses.

<b>Address:</b>	509 Main Street, Longmont, Colorado		
<b>Building Size:</b>	5,600 rentable square feet		
<b>Zoning:</b>	“CBD” City of Longmont Central Business District		
<b>Traffic Counts:</b>	Daily traffic volumes estimated to be in excess of 38,000 cars per day.		
<b>Demographics:</b>	<b>1 –mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>Population:</b>	13,985	80,000	91,144
<b>Avg. HH income:</b>	\$60,570	\$74,975	\$78,067
<b>Retail Lease Rates:</b>	Lease Rate: \$10.50 per square foot + NNN NNN’s estimated at \$2.35 per square foot		
<b>Marketed by:</b>	Keith Kanemoto and Ed Kanemoto, CCIM (303)772-2222 or (303)472-2222		





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