



AVAILABLE FOR SUBLEASE - 7,000 OFFICE SF

LONGMONT PROFESSIONAL CAMPUS

1551 Professional Lane, Unit 102, Longmont, Colorado



Well-established office destination designed to serve medical, healthcare, wellness, and professional service users. The campus offers a professional environment with convenient access for patients, clients, and employees throughout Boulder County and the surrounding communities.

This attractive office property provides flexible space solutions suitable for medical practices, specialty healthcare providers, and traditional office tenants. The campus setting creates a professional and welcoming atmosphere, complemented by ample parking, mature landscaping, and excellent visibility within a respected medical and professional corridor.

Tenants benefit from a strategic Longmont location with easy access to major transportation routes, nearby retail amenities, restaurants, and residential neighborhoods, supporting both patient convenience and employee satisfaction.



PROPERTY HIGHLIGHTS

Sublease Rate:	\$21.50/SF NNN
NNN:	\$12.00/SF (Includes Utilities)
Total Rent:	\$19,542.00/Month
Available Date:	Now
Sublease Expiration:	12/31/2034
Total Available Size:	7,000 SF
Building Size:	107,805 SF
Configuration:	11 Private Offices, Conference/ Training Room, Oversized Storage/Open Office Area
YOC/YOR:	2002/2025
Parking:	414 Spaces (3.96 : 1,000 SF)
Elevator:	Yes
Zoning:	MU-C [*]

- Medical and professional office opportunities
- Convenient Longmont location
- Ample on-site parking
- Professional campus environment
- Easy access to surrounding residential and commercial areas
- Suitable for healthcare, wellness, and office users



JOIN ESTABLISHED MEDICAL & PROFESSIONAL PROVIDERS



FLOOR PLAN FIRST FLOOR



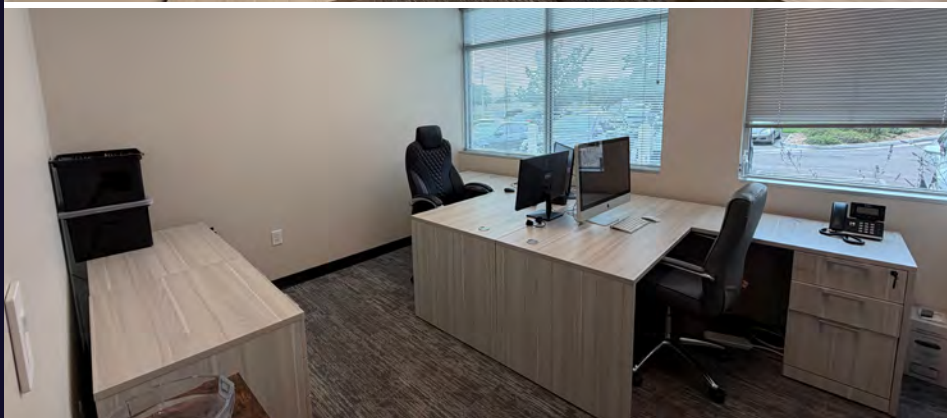
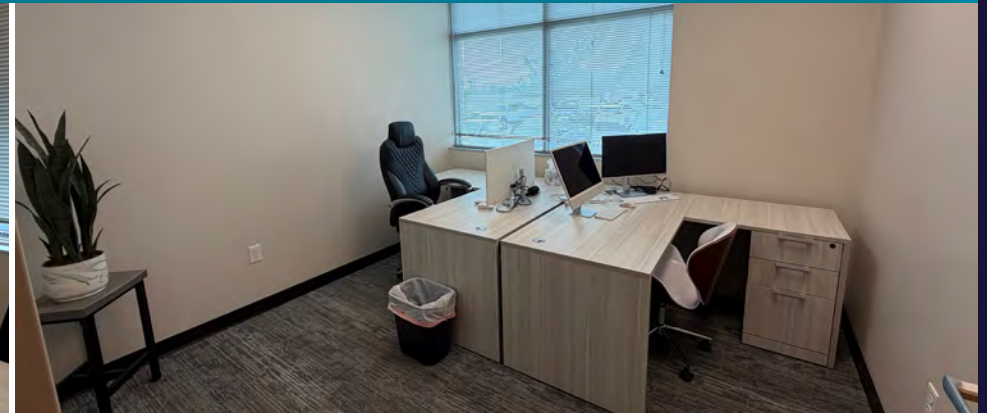


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DEMOGRAPHICS



Population
105,070



Households (HH)
42,608



Avg. HH Income
\$129,527



Median Age
40.5

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