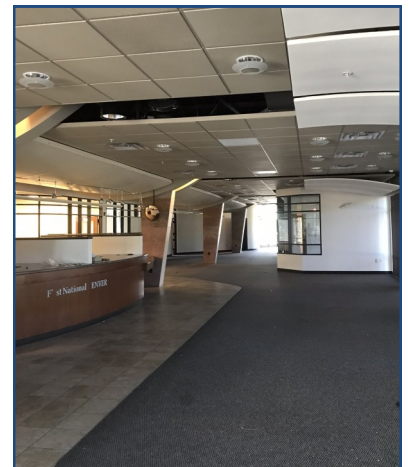


**1700 Hover Street
Longmont, CO**

6,000-17,976 Square Feet

Retail or Office Space Available!

- Prime Corner Location: Prominent site at Hover Street and 17th Avenue with exceptional visibility
- Flexible Square Footage: Up to 12,000 SF available across two levels (6,000 SF per floor)
- Turnkey Ready: Features lots of private offices, large lobby/reception area, and multiple restrooms
- Freestanding Building: Private identity with great potential for retail, office, or service-based businesses
- Bright & Inviting Interiors: Expansive windows provide abundant natural light and mountain views
- Abundant On-Site Parking: Well-lit, easy-access parking available for customers and employees
- Great Amenities: Includes elevators, kitchenette, and beautiful exterior patios for employees or customer use
- Established Area: Located in one of Longmont's busiest commercial corridors with strong surrounding tenancy



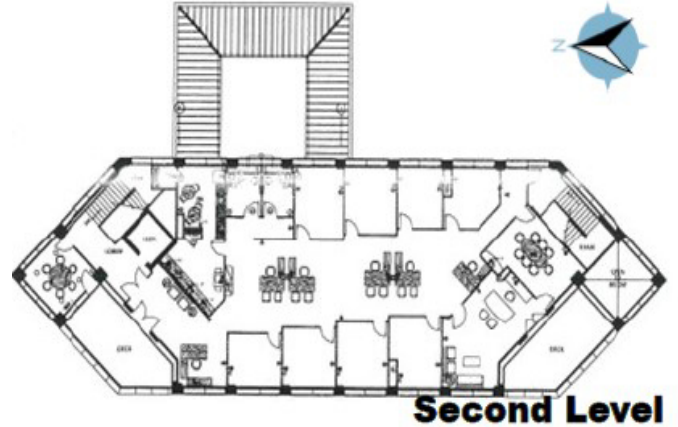
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PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

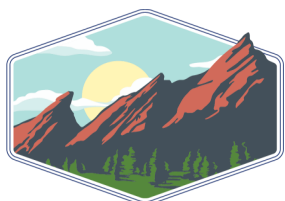
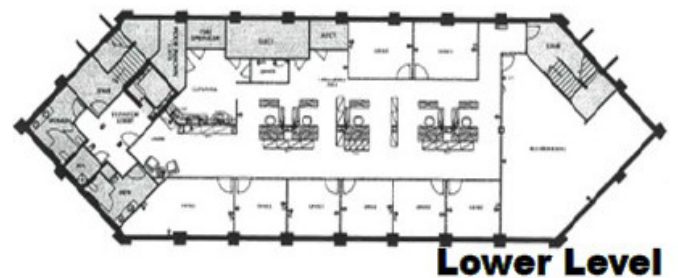


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1700 Hover Street, Longmont, CO



Unit	Square Footage	Price
		<i>*All NNN are as of 12/31/2024</i>
Second Level	6,000	\$17.50/SF + \$8.28 (NNN)* = \$12,890.00/MO
Main Level	6,000	FULLY LEASED
Lower Level	6,000	\$14.50/SF + \$8.28 (NNN)* = \$11,390.00/MO



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