

4545 Ute Highway
Longmont, CO

867 - 8,367
Square Feet

Flex Space For Lease!

- **Visible Location:** Prominently positioned at the high-traffic intersection of Highway 66 and Highway 36 for maximum exposure
- **Flexible Uses:** Versatile single-story office/retail space on a corner lot featuring a fenced yard — ideal for a variety of businesses
- **Ample Parking:** Generous on-site parking with convenient ingress and egress for customers and employees
- **Fantastic Signage:** Prominent building signage opportunities with outstanding visibility from both highways
- **Start Your Business Here:** Commercial zoning supports a wide range of uses including retail, office, personal services, and more



TEBO
PROPERTIES

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

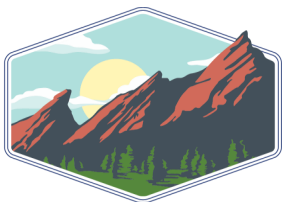


TEBO
PROPERTIES

4545 Ute Hwy, Longmont, CO



Unit	Square Feet	Price
4545	867	\$1,750.00/MO Gross + Utilities
Outdoor Storage	7,500	\$1,250.00/MO Gross + Utilities
4545 & Storage	8,367	\$2,750.00/MO Gross + Utilities



TEBO
PROPERTIES

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