

**4559 Ute Highway
Unit B
Longmont, CO**

**1,903
Square Feet**

Office/Flex Space Available!

- **Versatile 2-Story Workshop:** Ideal for trades, artists, light manufacturing, or creative uses
- **Excellent Visibility:** Located directly on Ute Highway (Hwy 66), just minutes from downtown Longmont and Lyons.
- **Efficient Layout:** Two levels offer separation of workspace and storage or office use
- **Upstairs Flex Space:** Perfect for office, breakroom, or additional workspace
- **Ample Parking:** On-site surface parking available for employees and clients
- **Private Restroom:** Convenient in-unit bathroom
- **Affordable Industrial Solution:** Rare small shop space in Boulder County



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

OFFICE/FLEX SPACE FOR LEASE



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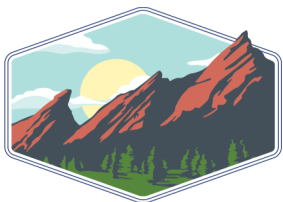
4559 Ute Hwy, Unit B, Longmont, CO



Unit	Square Feet	Price
B	1,903	CALL FOR RATE!



 - Available for Lease



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