FLEX SPACE FOR LEASE

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

TEBO PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

FLEX SPACE FOR LEASE

TEBO PROPERTIES 4559 Ute Hwy, Unit B, Longmont, CO

Unit	Square Footage	Price (NNNs as of 12/31/26)
B	1,903	CALL FOR RATE!

N

- Available for Lease

Contact us for more information:

leasing@teboproperties.com

303-447-8326

TEBO PROPERTIES