

2400 Trade Centre Avenue  
Longmont, CO

Office/R&D Flex Lease  
3,993 SF AVAILABLE

## THE CAMPUS AT LONGMONT



### For more information



FREDERICK ROSS COMPANY  
COMMERCIAL REAL ESTATE SERVICES  
ONCOR INTERNATIONAL

717 17th Street, Suite 2000  
Denver, Colorado 80202  
Phone: 303.892.1111  
Fax: 303.892.6338  
www.frederickross.com

#### Scott Garel

sgarel@frederickross.com

#### Joe Heath

jheath@frederickross.com

#### Don Misner

dmisner@frederickross.com



1510 28th Street, Suite 200  
Boulder, Colorado 80303  
Phone: 303.449.1420  
Fax: 303.440.6621  
www.deancallan.com

#### Becky Callan Gamble

bgamble@deancallan.com

#### Hunter Barto

hbarto@deancallan.com

#### Dryden Dunsmore

dryden@deancallan.com

25,200-SF building located in an amenity-rich location near the intersection of S. Hover St. and the Longmont Diagonal/Highway 119 in Longmont.

- 3,993 SF available
- Suites available from 100 SF
- Lab space available from 715 SF
- 4.17:1,000 SF surface parking
- Pre-wired outlets: duplex CAT3 voice and duplex CAT5 data; fiber optic installed
- Strong corporate image in attractive building with two-story lobby
- Spacious atrium and clerestory windows provide abundant natural light
- Zoning: BLI (Business/Light Industrial)
- Highly-landscaped business park within blocks of Twin Peaks Mall, Radisson Hotel & Conference Center and Front Range Community College
- On-site volleyball and basketball courts, horseshoe pit, covered picnic area and outdoor lounges

Owned and Managed  
by

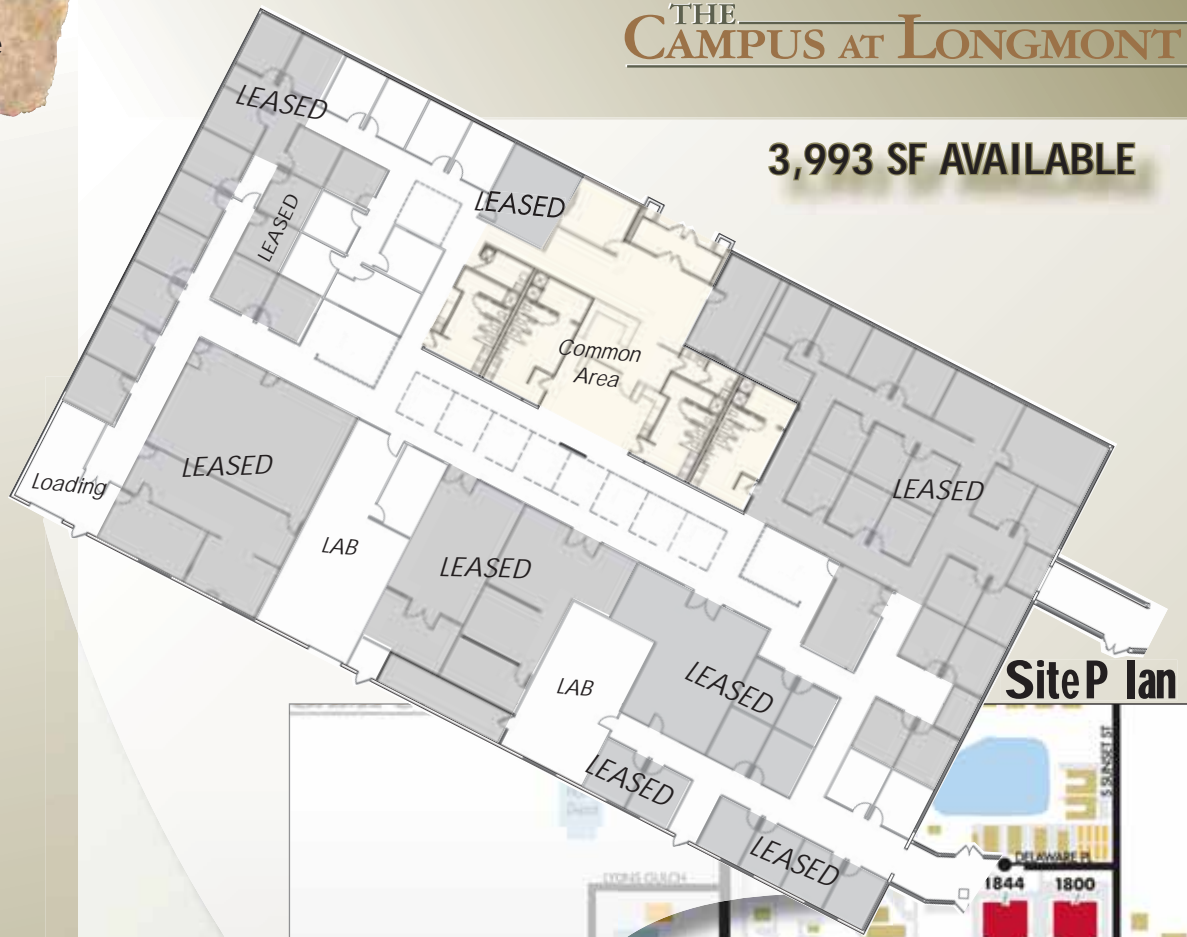


www.thecampusatlongmont.com

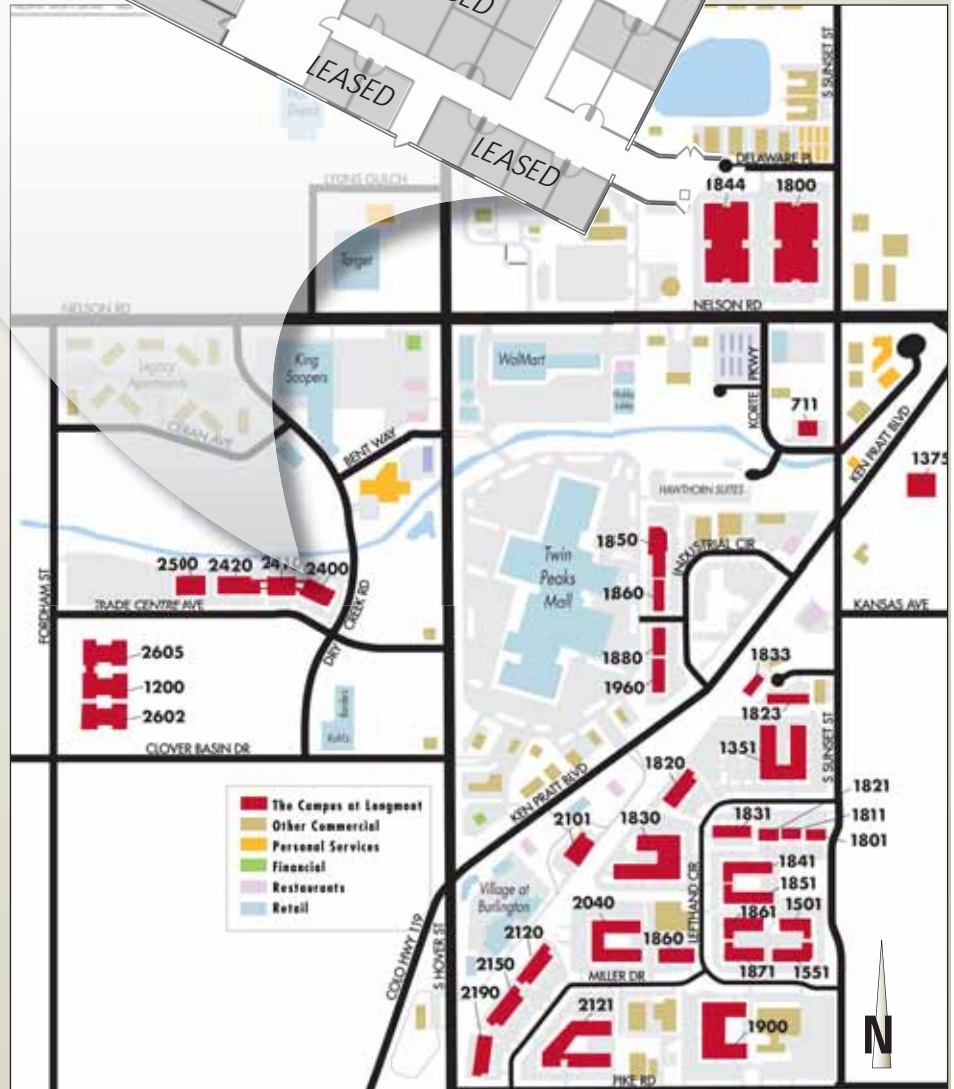
2400  
Trade Centre  
Avenue

# THE CAMPUS AT LONGMONT

**3,993 SF AVAILABLE**



**Site Plan**



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