

# FOR LEASE

## LONGMONT - COLORADO

Property 2021 Miller Dr. / Longmont, CO 80503



Aerial / Map Report

2021 Miller Dr - Longmont, CO 80501



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Space Available	South Side 11,147 to 13,947 SF
Lease Rate	\$12.50/SF NNN
<i>All Utilities Included in Base Rate</i>	
Expenses	\$4.96 (2019)
Building SF	23,060 SF (Assessor)
Lot SF	60,260 SF / 1.38 AC (Assessor)
City/County	Longmont/Boulder
Zoning	Light Industrial
Year Built	2000
Construction	Steel/EIFS Veneer
Lease Term	3-5 years
Parking	26 + 2 handicap spaces face bldg 32 are reverseably leased to FRCC 4.3:1000
# of Floors	One
Roof	EPDM Membrane
Heating/AC	Heating - Ground-Sourced Heat Pump Cooling - Ground-Sourced Heat Pump
Utilities	Electric: Solar 100kW PV Array With City of Longmont Storage & Backup Water: City of Longmont
Updated	11/1/19

### Remarks

Professional office plus dry lab with antistatic flooring, exhaust fans. Had a clean room previously. Large conference room, large break area. Shower. Full size dock with loading area. Abundant power. Mix of private offices and open bullpens. Efficient layout.

# IRWIN & HENDRICK

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