



**1630 Dry Creek Drive**  
Longmont, CO

**Angela Topel**

angela@gibbonswhite.com  
(303) 586-5921

**Jaime Pletcher**

jaime@gibbonswhite.com  
(303) 586-5936

**Michael-Ryan McCarty**

mccarty@gibbonswhite.com  
(303) 586-5939

[www.gibbonswhite.com](http://www.gibbonswhite.com)



**Video Tour**



**View Map**

## Brand New Class A Medical Office - Ready for Tenant Finishes

Suite	Size	Lease Rate / sq. ft.
101	1,247 sq. ft.	\$22.00 - \$25.00 NNN
100 A	1,826 sq. ft.	\$22.00 - \$25.00 NNN
Expenses / sq. ft.		\$10.60*

\*Not Including Utilities

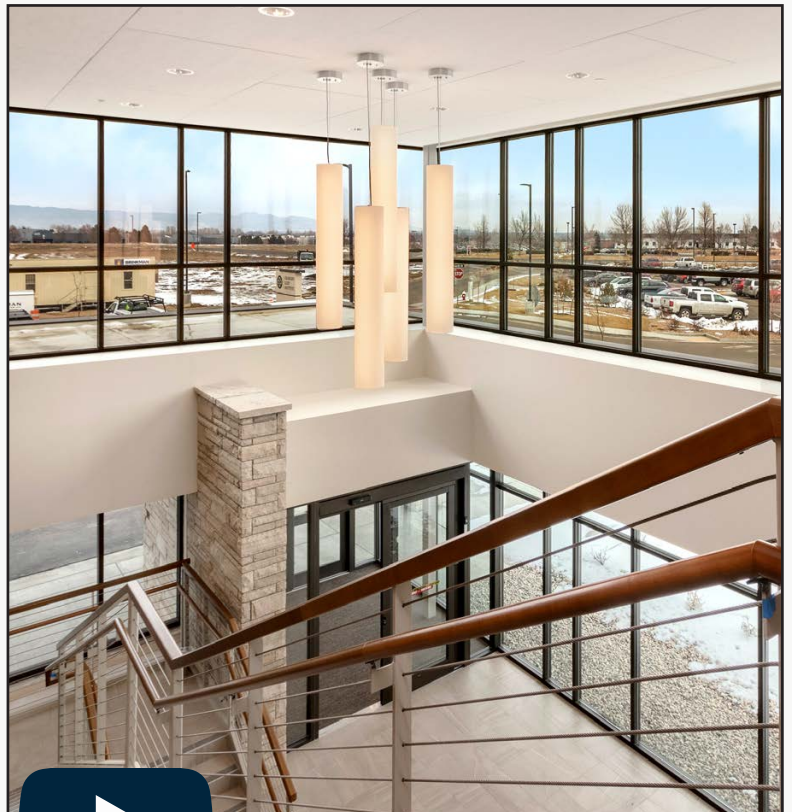
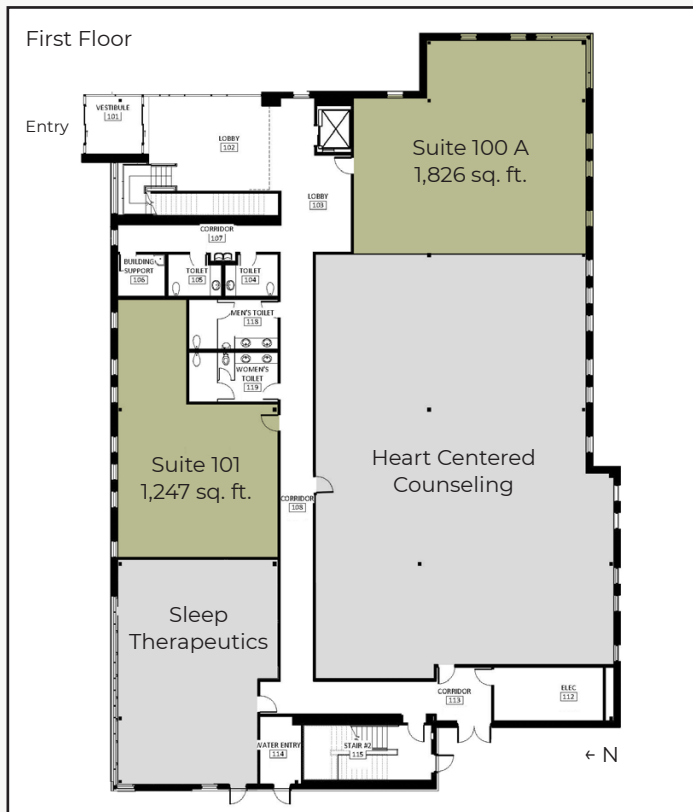
- Brand New Class A Medical Facility with First Floor Availability
- \$70 - \$80 / sq. ft. Tenant Improvement Allowance for 10+ Year Term
- High-Speed Fiber Internet Available From Longmont's NextLight Service - Ranked as the Fastest Internet in the 7-State NW Region in 2020 & One of the Most Affordable Providers in the Country
- Traffic Counts Along Highly-Visible Diagonal Hwy / Hwy 119 of 34,050 Vehicles Per Day (Source: drcog.org 2018)
- Located in the Front Range Health and Wellness Park with Colorado Sleep Institute, Heart Centered Counseling, Front Range Orthopedics and Spine, Accel Traditional Care & Proposed Health and Fitness Center
- Abundant Parking Ratio of 5:1,000 sq. ft.
- Close to Restaurants, Coffee, Breweries, Shopping & the New Longmont Regional Mall - Village at the Peaks

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

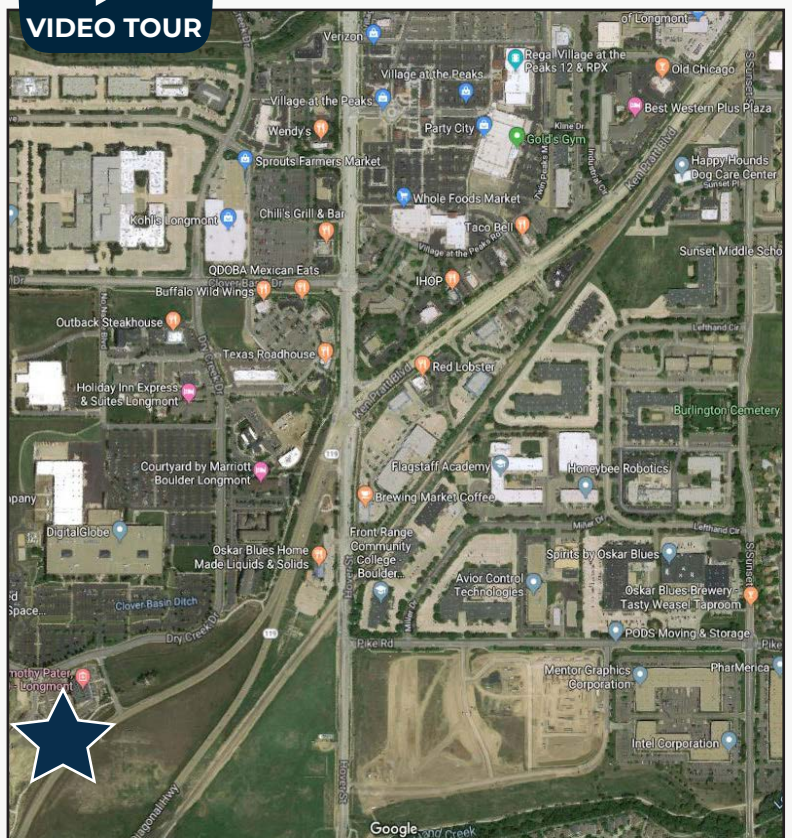
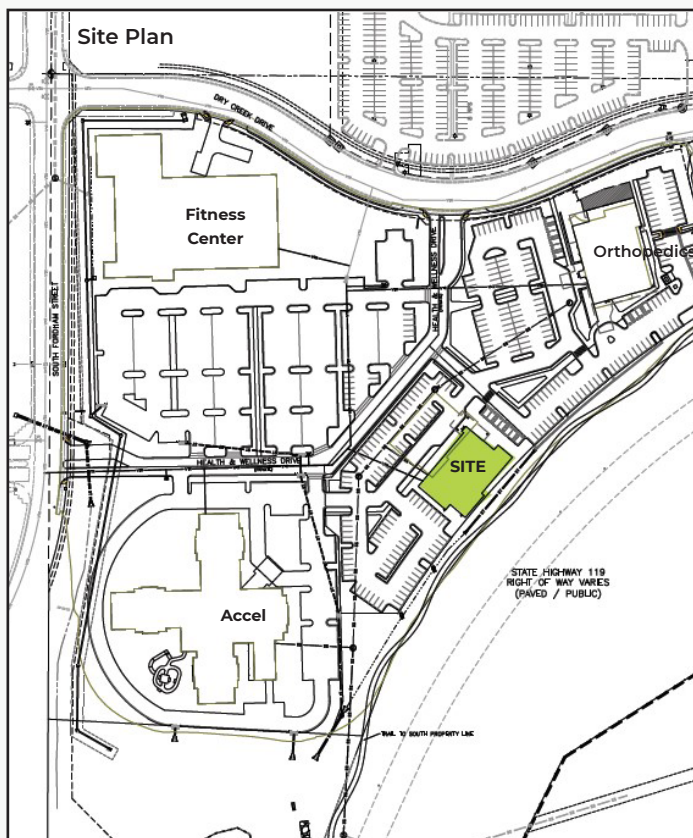


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040





VIDEO TOUR



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.