



CREEKSIDE

BUSINESS PARK

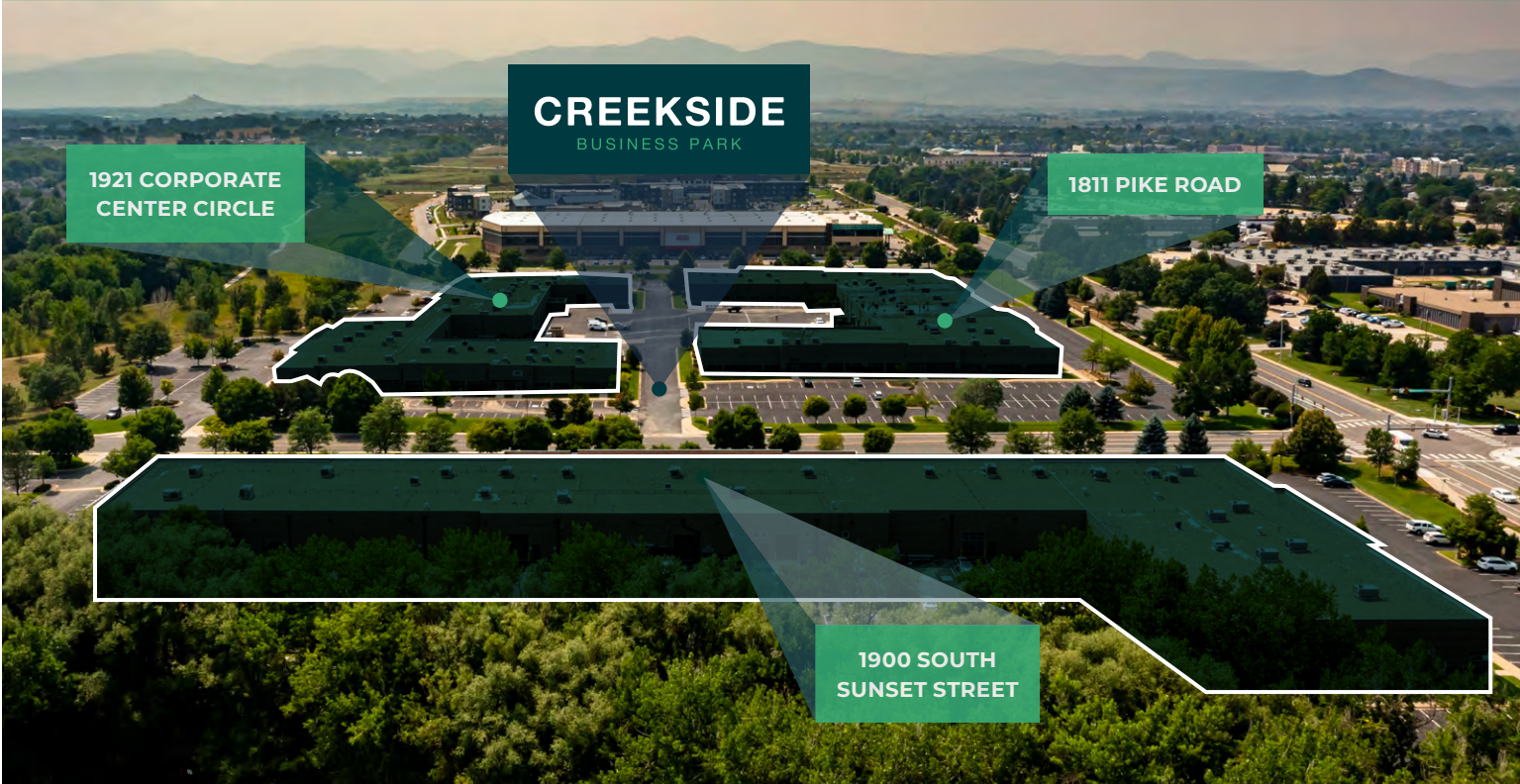
257,000 SF CLASS A FLEX SPACE
Longmont, CO

CREEKSIDE BUSINESS PARK

1921 CORPORATE
CENTER CIRCLE

1811 PIKE ROAD

1900 SOUTH
SUNSET STREET



PROPERTY HIGHLIGHTS

4,300 SF – 33,000 SF AVAILABLE

Beautifully landscaped Creekside Business Park is the perfect balance of nature and convenience. This campus setting spreads across 3 buildings that overlook the Left Hand Creek & Trail system. Convenient access to nearby restaurant and retail amenities make this a prime location in Longmont.



Zoning
MU-E



Electrical
3 Phase
277/480 Volt



Life Safety
Fully sprinklered &
fire alarm system



Clear Height
16.9'



Parking
4.73 / 1,000



Drive In Loading
14 drive in doors
12' x 10'



POWER

Longmont Power and Communications provides power to each building underground from 1500-kva pad-mounted transformers. The transformer provides 277/488-volt services to either 1,600-amp-rated or 2,000-amp-rated bussed gutters.



CONNECTIVITY

High-speed fiber available (Nextlight*, AT&T and Century Link)

*Among fastest internet providers in the Nation at 1,000 megabits per second



ELECTRIC RATES

Longmont Power and Communications electric rate are 30% less expensive than the surrounding power providers



1811 PIKE ROAD

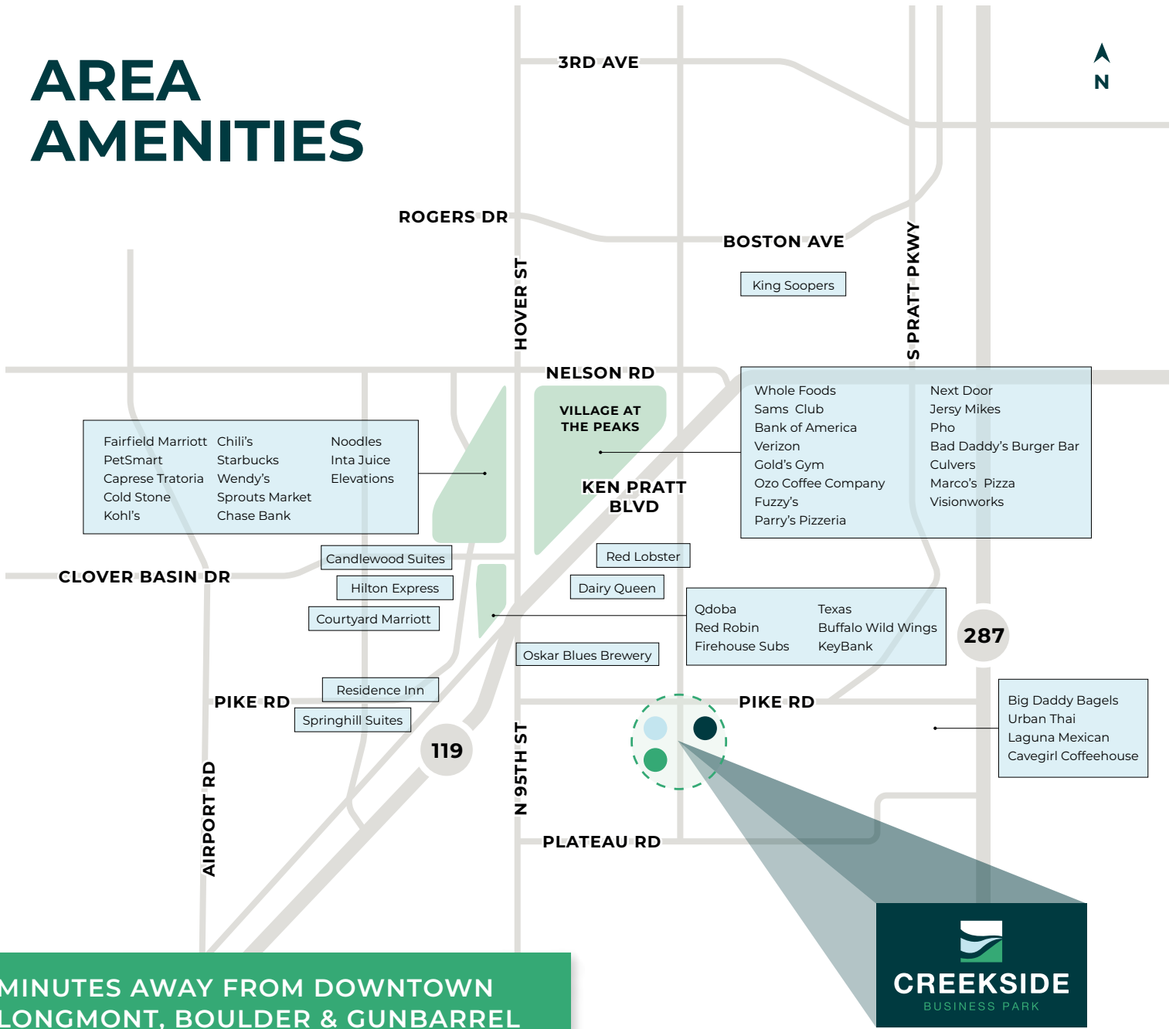


1900 SOUTH SUNSET STREET



1921 CORPORATE CENTER CIRCLE


AREA AMENITIES





DRIVE TIMES

- I-25:** 15 min
- US-36:** 25 min
- Downtown Boulder:** 24 min
- Downtown Denver:** 45 min
- Denver International Airport:** 45 min
- Fort Collins:** 55 min

 **244**
RESTAURANTS

 **15**
HOTELS

 **15**
BARS

 **56**
TRAILS

NEARBY TENANTS

TECH, LIFE SCIENCES & OTHER NOTABLE TENANTS



33.5% OF LONGMONT CARRY A BACHELORS DEGREE

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