

1700 Hover Street
Longmont, CO

6,000-12,000 Square Feet

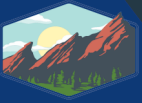
Retail or Office Space Available!

- **Prime Corner Location:** Prominent site at Hover Street and 17th Avenue with exceptional visibility
- **Flexible Square Footage:** Up to 12,000 SF available across two levels (6,000 SF per floor)
- **Turnkey Ready:** Features lots of private offices, large lobby/reception area, and multiple restrooms
- **Freestanding Building:** Private identity with great potential for retail, office, or service-based businesses
- **Bright & Inviting Interiors:** Expansive windows provide abundant natural light and mountain views
- **Abundant On-Site Parking:** Well lit, easy-access parking available for customers and employees
- **Great Amenities:** Includes elevators, kitchenette, and beautiful exterior patios for employees or customer use
- **Established Area:** Located in one of Longmont's busiest commercial corridors with strong surrounding tenancy



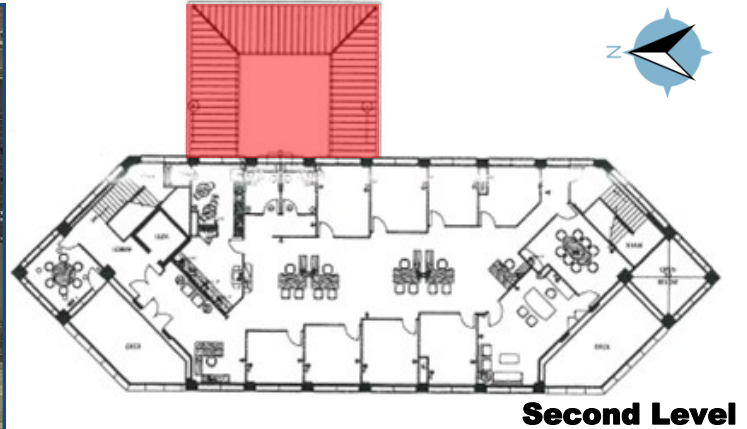
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Contact us for more information:
leasing@teboproperties.com
303-447-8326
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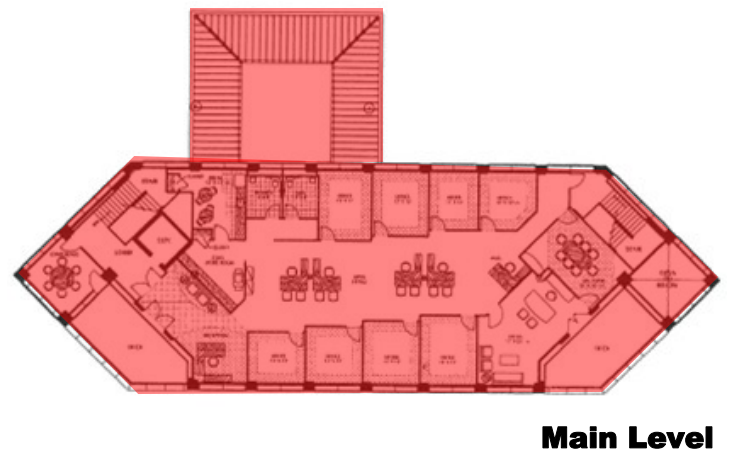


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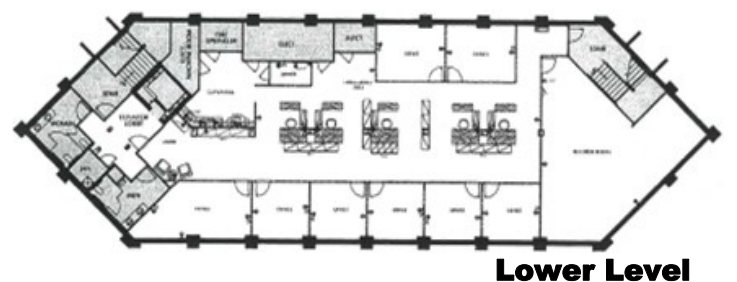
1700 Hover Street, Longmont, CO



Unit	Square Footage	Price NNN as of 12/31/26
Second Level	6,000	\$12.00/SF + \$7.38 (NNN) = \$10,140/MO
Lower Level	6,000	\$12.00/SF + \$7.38 (NNN) = \$10,140/MO



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