



# 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 – 51,000 SF FLEX/OFFICE/WAREHOUSE 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

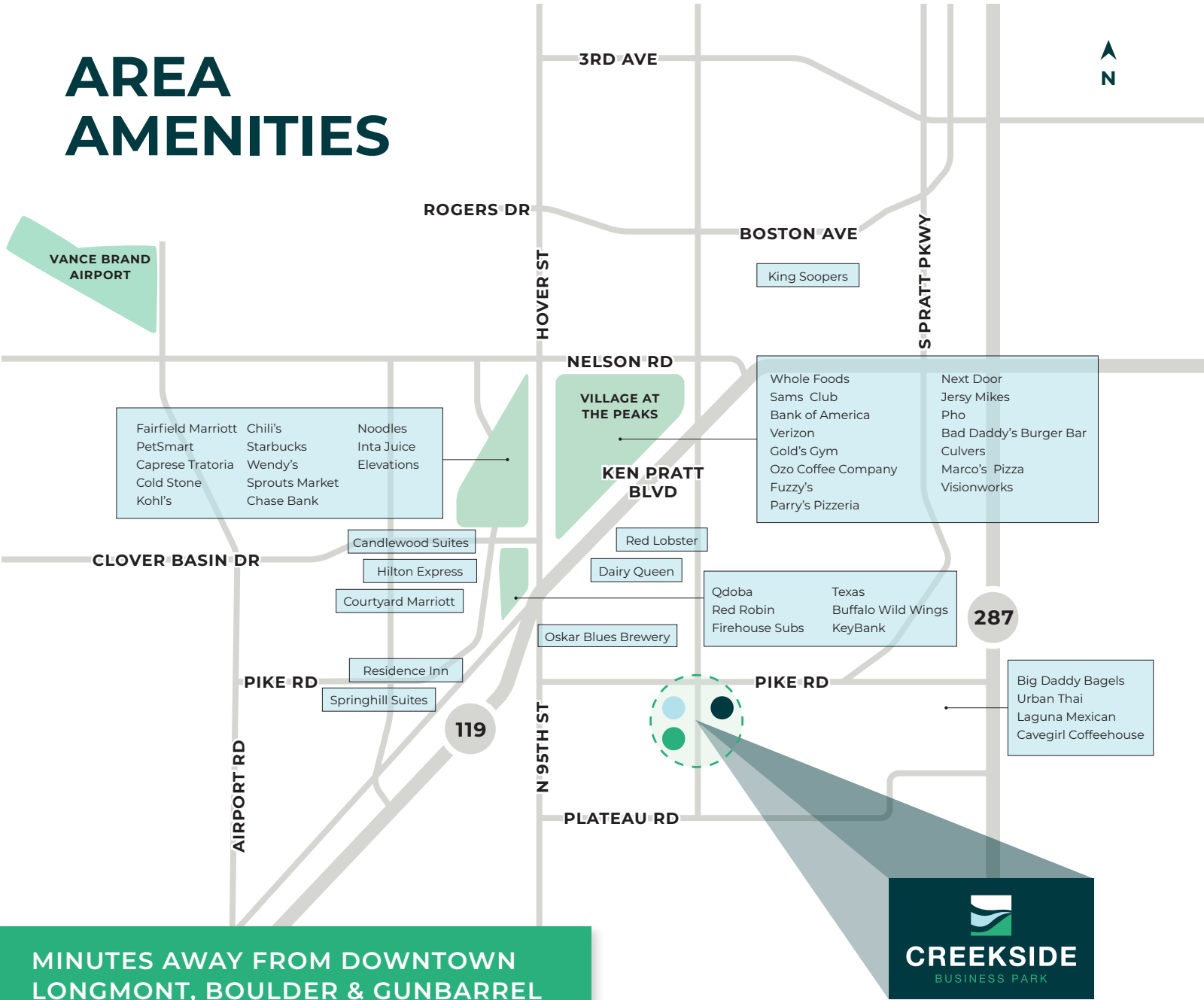
High-speed fiber available (Nextlight\*, AT&T and Century Link)  
\*Among fastest internet providers in the Nation at 1,000 megabits per second



## ELECTRIC RATES

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

# AREA AMENITIES



1811 PIKE ROAD



1900 SOUTH SUNSET STREET



1921 CORPORATE CENTER CIRCLE

## 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



## LONGMONT INCENTIVES

- Development Fee Rebates
- Personal Property Tax Rebates
- R&D Sales and Use Taxes
- Manufacturing Equipment
- Priority Review for Economic Development Projects
- Job Growth Tax Incentive
- Strategic Fund Incentive
- Colorado FIRST / Existing Industry Customized Training Programs
- Discounted Power and Superior Fiber Network Capabilities

### PATRICK MCGETTIGAN

+1 303 217 7956  
patrick.mcgettigan@jll.com

### JONATHAN SHIRAZI

+1 970 397 0768  
jonathan.shirazi@jll.com

### DON MISNER

+1 303 217 7957  
don.misner@jll.com

### JOE HEATH

+1 303 217 7959  
joe.heath@jll.com



Jones Lang LaSalle