



FOR LEASE

2,198 SF Office/Warehouse Condo

534 W. 66th Street | Loveland, CO 80538



## CONTACT:

### BRAD GILPIN

SENIOR VICE PRESIDENT

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## OFFERING SUMMARY

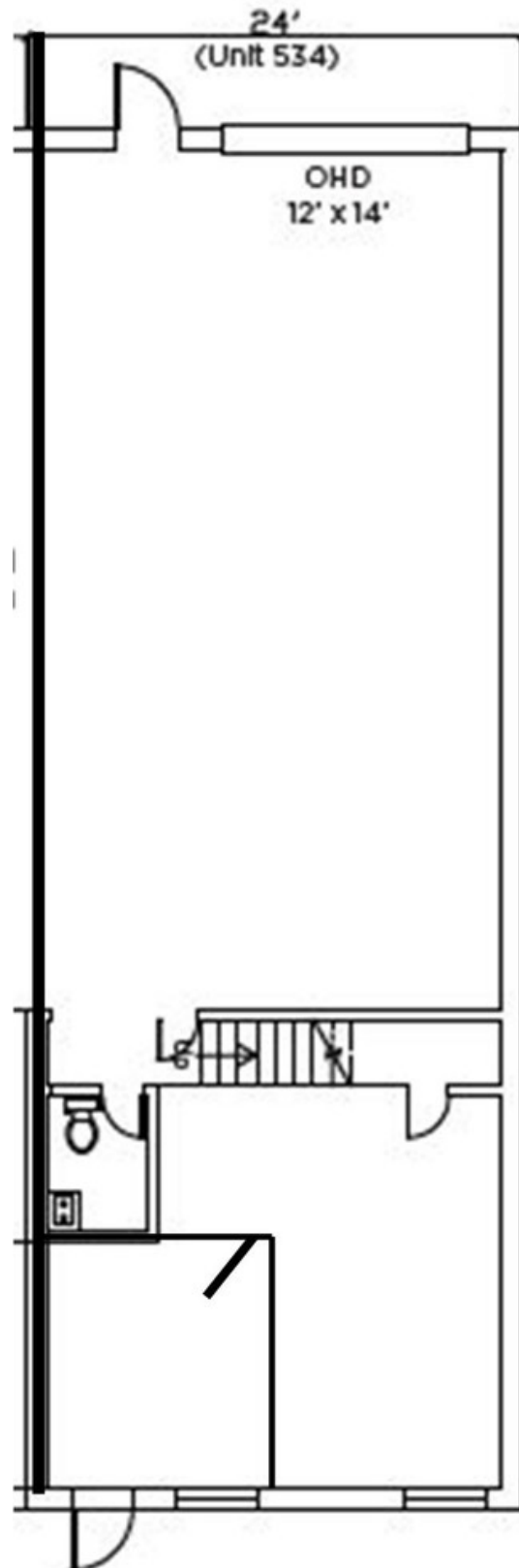
<b>Available SF:</b>	2,198 SF
<b>Lease Rate:</b>	\$15.00 per SF NNN
<b>NNN's:</b>	\$4.78 per SF
<b>Grade Level Doors:</b>	one 12'x14'
<b>Ceiling Height:</b>	19.0 FT
<b>Year Built:</b>	2000

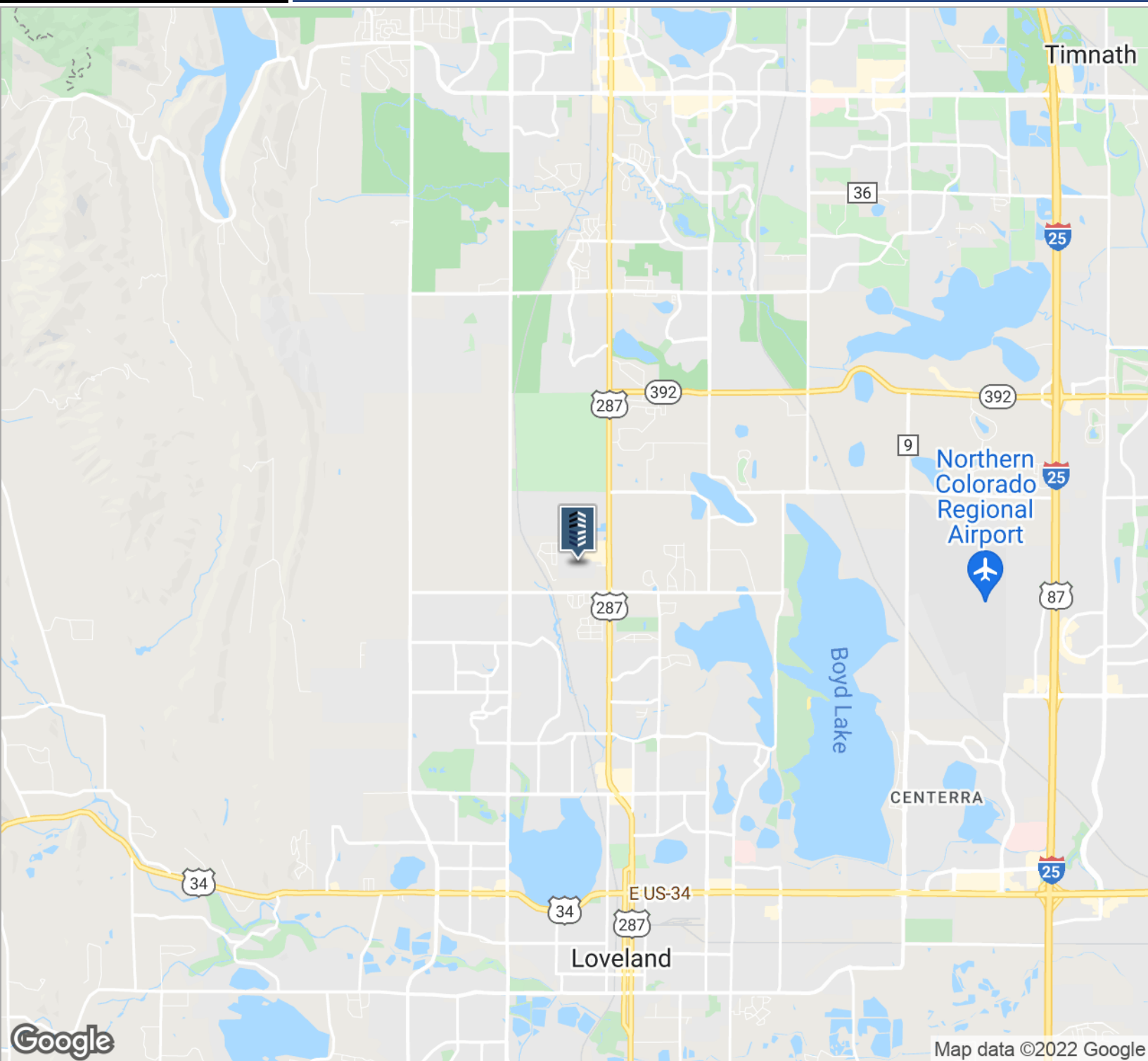
## PROPERTY HIGHLIGHTS

- Just W. of 65th Street and N. Garfield Avenue
- 576 SF office area with a single private office, open area and restroom
- 496 SF open mezzanine area for storage or buildout
- 17'-19' clear warehouse area with a 12'x14' drive in door
- Fully sprinklered throughout
- Lease for just \$3,623/mth plus utilities









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