

CLASS A OFFICE SPACE AVAILABLE

FOR LEASE OR SALE

4045 ST CLOUD DR, SUITE 180
LOVELAND, CO 80538



SIZE 2,000± - 3,876± SF

PRICING

Lease Rate: \$19.95 - \$22.95 / SF NNN
(2022 NNN's estimated at \$9.74/SF)

Sale Price: Negotiable

FEATURES

- Close proximity to I-25 and Crossroads Blvd
- Building and/or monument signage available
- Office and cubicle space with window views

For more information:

Jake Hallauer, CCIM

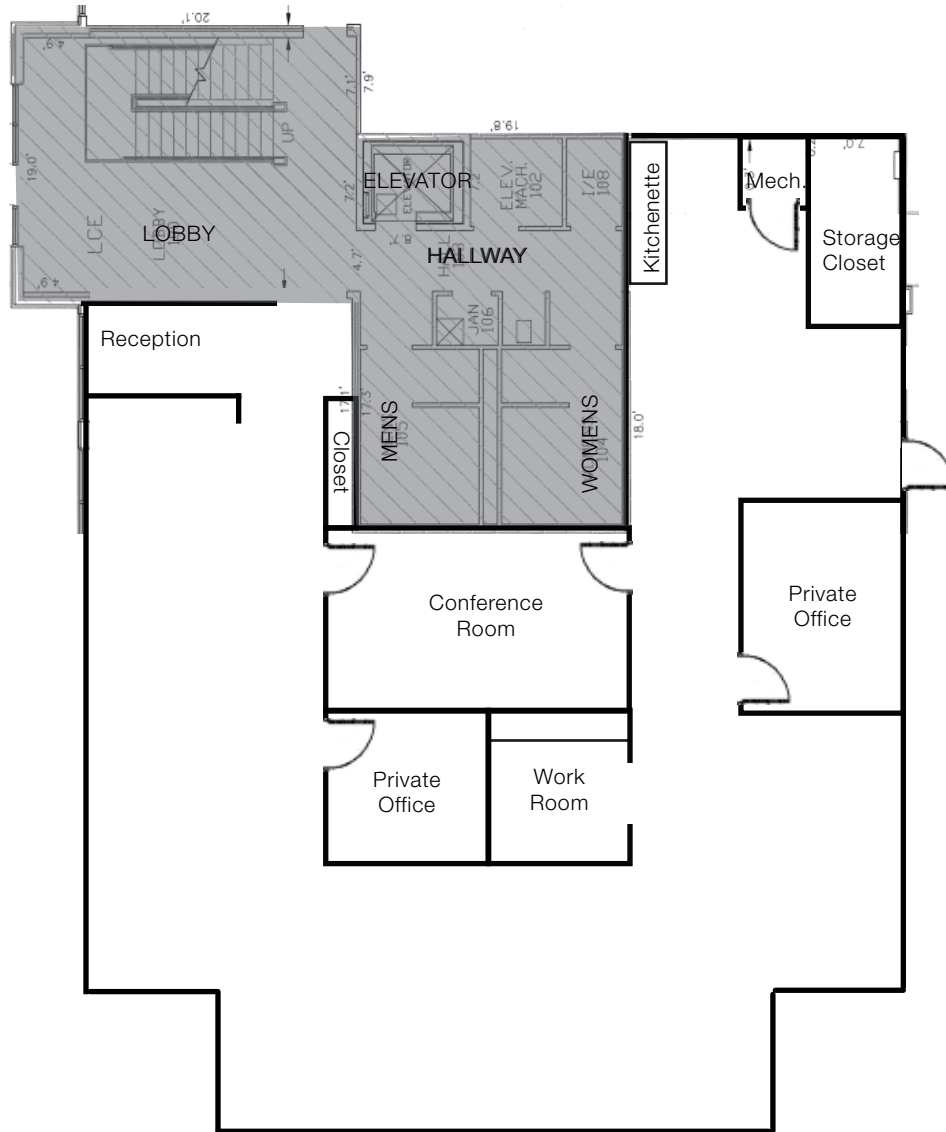
+1 970 663 3150
jakeh@affinitycre.com



3665 John F. Kennedy Pkwy, Bldg 2, Suite 202
Fort Collins, CO 80525
+1 970 663 3150
naiaffinity.com

PROPERTY DETAILS & FLOOR PLAN

4045 ST CLOUD DR, SUITE 180, LOVELAND, CO 80538



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SIZE: 2,000± - 3,876± SF
AVAILABLE: Immediately
PARKING: Surface parking is available.

SPACE DESCRIPTION

First floor office condo in Loveland, including two private offices, one office/work space, open space with room for more than ten cubicles with window views, large central conference room, open reception area with desk, kitchenette, server room, ample storage area and common area restrooms.

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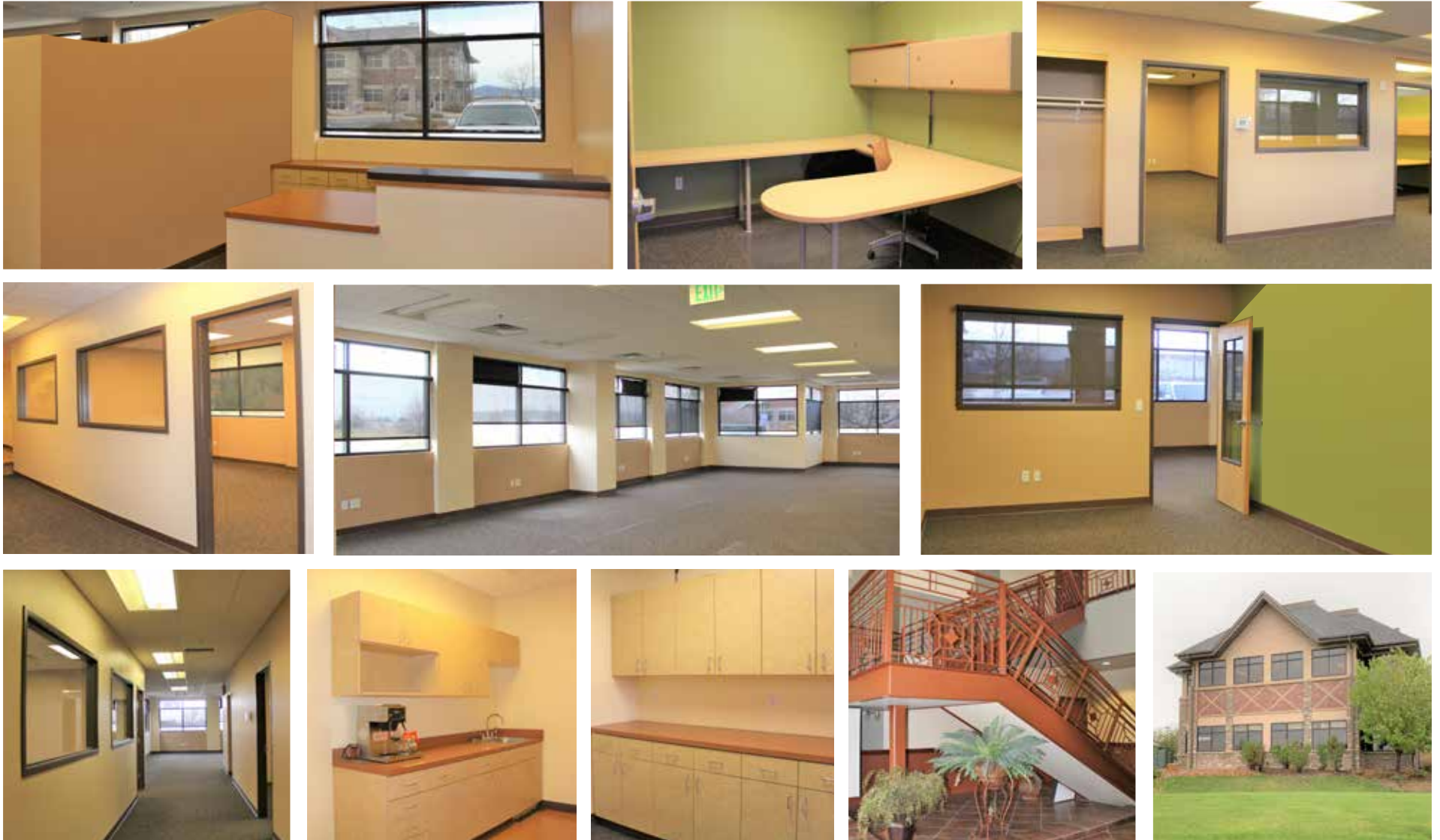
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SUITE 180 PHOTOS



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LOCATION MAP



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EXECUTIVE SUMMARY

DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2021 Est. Population	17,181	64,487	155,150
2026 Projected Population	19,151	72,831	172,091
2021 Avg. Household Income	\$146,397	\$116,011	\$111,367
Bachelor's Degree or Higher	57.6%	45.2%	46.9%
Median Age	43.1	40.0	39.5
Daytime Employment	15,428	35,225	79,442

Source: Site To Do Business, November, 2021

REGIONAL EMPLOYERS

Banner Health Colorado	5,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	7,676	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,591
OtterBox	830	Weld County School District	2,017
Poudre School District R1	3,492	Woodward Inc.	1,590

Source: BizWest 2021 Book of Lists

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Fort Collins - No. 1, 'The best places to live in America in 2020', MarketWatch - Oct 2020
- Fort Collins-Loveland - No. 6, 'Best Housing Markets for Growth and Stability' in 2020, SmartAsset - June, 2020
- Greeley MSA - No. 7, 'Fastest-Growing in Country', U.S. Census Bureau - April, 2019
- Greeley - No. 1, nationally for growth in jobs and the economy, WalletHub - October, 2018
- Fort Collins - No. 5, 'Top Best Performing Cities', Milken Institute - January, 2018
- Johnstown - No. 1, 'Safest Cities in Colorado', National Council for Home Safety and Security - 2017
- Fort Collins-Loveland - No. 1, 'Top 10 Stable, Growing Markets', Realtor.com - April, 2017
- Fort Collins - No. 2, 'Best Cities for Small Business Owners', ValuePenguin - Feb 2017
- Loveland - No. 1, 'Top 10 Boomtowns of 2015', Smartasset - January 2016

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