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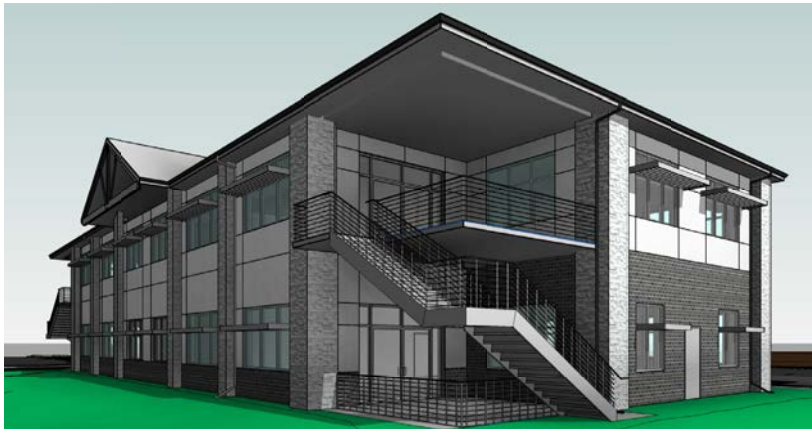
FOR SALE OR LEASE

4065 ST. CLOUD DRIVE

LOVELAND, COLORADO 80538



NEW OFFICE | PROJECTED DELIVERY DATE OF Q2 2020

Lease Rate: $23 - $24/SF NNN | $50.00 TI Allowance | Sale Price: Negotiable

FIRST FLOOR: ±4,495 SF | SECOND FLOOR: ±5,515 SF

This new office building is in the heart of all the growth at Crossroads Boulevard and I-25, which has become a main thoroughfare for Windsor/Water Valley residents. This site is within walking distance to multiple eateries and business services and has immediate access to I-25. This area has become known as the "Center" of Northern Colorado because of its proximity between all three major cities in Northern Colorado. Space will range in size from 2,500 to 10,000 sq. ft. and will be for lease at $23-$24/SF NNN. There is also a potential to buy said units or the building in whole, but no pricing has been set at this point. Please call the Listing Brokers for additional questions.

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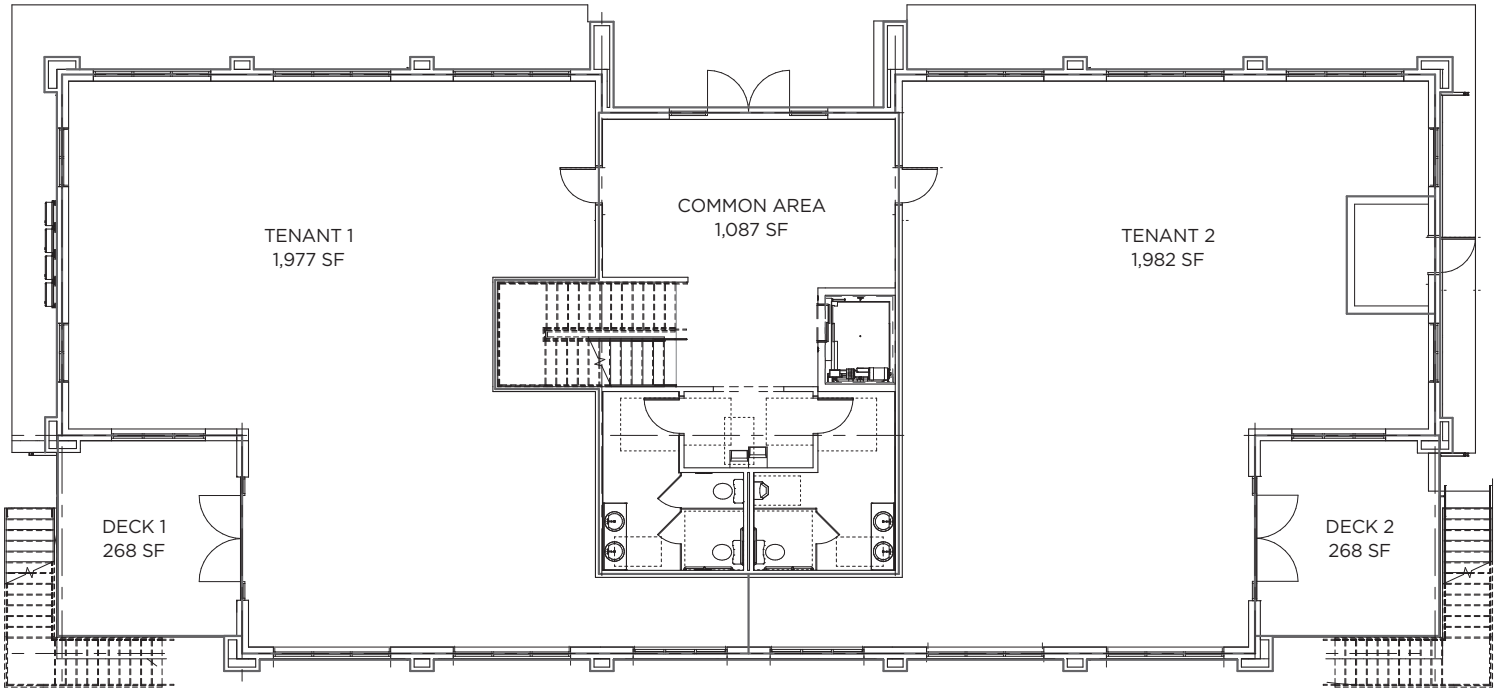
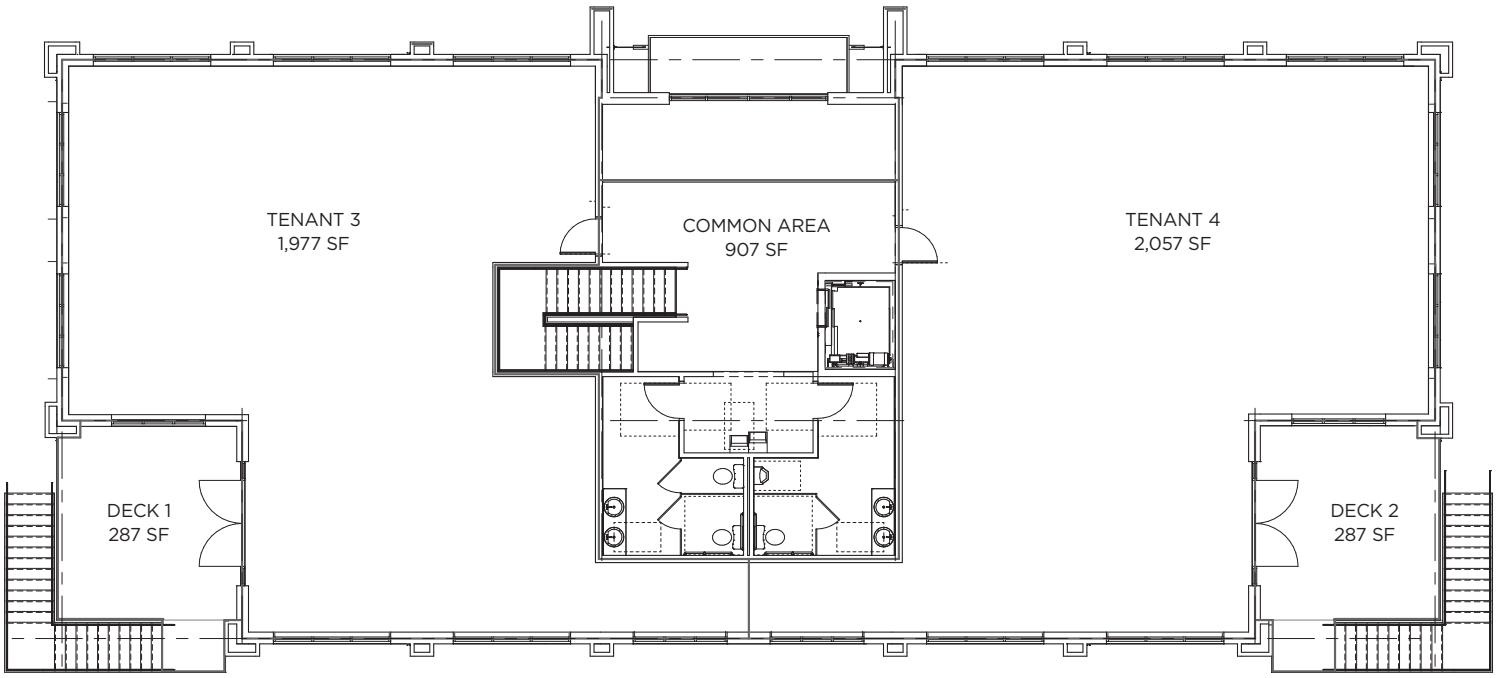
FIRST FLOOR PLAN | ±4,495 TOTAL SF



SECOND FLOOR PLAN | ±5,515 TOTAL SF



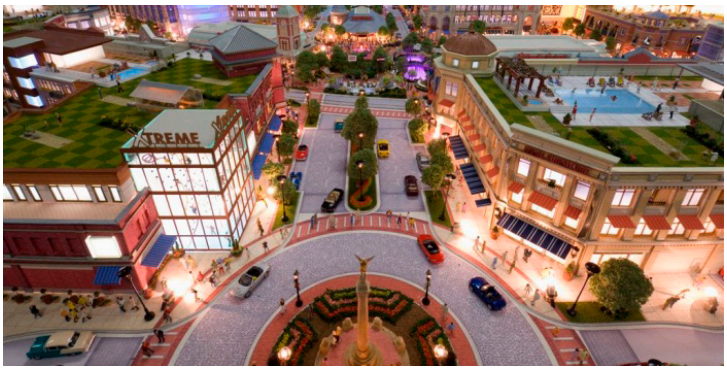
LOVELAND AREA HIGHLIGHTS

The City of Loveland was founded in 1877 along the newly-constructed line of the Colorado Central Railroad, near its crossing of the Big Thompson River. It was named in honor of William A.H. Loveland, the president of the Colorado Central Railroad. The City was founded one mile (1.6 km) upstream from the existing small settlement of St. Louis, the buildings of which were moved to the site of Loveland.

The City is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.
Soure: cityofloveland.org



LOCATION ATTRIBUTES

- 45 Miles north of Denver; 59 miles south of Cheyenne, Wyoming;
- 13 Miles south of Fort Collins; 20 miles west of Greeley; 30 miles east of Estes Park
- Loveland Pass, also named for William A.H. Loveland, is NOT located in the city of Loveland. Loveland Ski Area is instead located in Georgetown, Colorado
- Time Zone: Mountain Standard Time (MST); summer daylight saving time (MDT)
- Surrounding Communities: Fort Collins (to the north), Berthoud (to the south), Greeley (to the east) and Estes Park (to the west). Windsor (to the north-east) and Johnstown (to the south-east)

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Demographics	1 Mile	3 Mile	5 Mile
2019 Total Population	16,659	54,460	253,030
2024 Population	19,029	60,756	278,896
'19-'24 Pop. Growth	14.49%	11.58%	278.8%

	1 Mile	3 Mile	5 Mile
2019 Daytime Population	17,745	33,977	118,547
2019 Households	6,694	20,833	98,829
2019 Average Income	$127,525	$105,501	$93,582

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