



AVAILABLE FOR LEASE

1605 FOXTRAIL DRIVE

SUITE 200 | LOVELAND, COLORADO 80538

IDEALLY LOCATED OFF I-25 & HIGHWAY 34



3,571 SF LOVELAND OFFICE SPACE FOR LEASE

Lease Rate: \$12.50 - \$16.00/SF NNN | Estimated NNN: \$13.52/SF



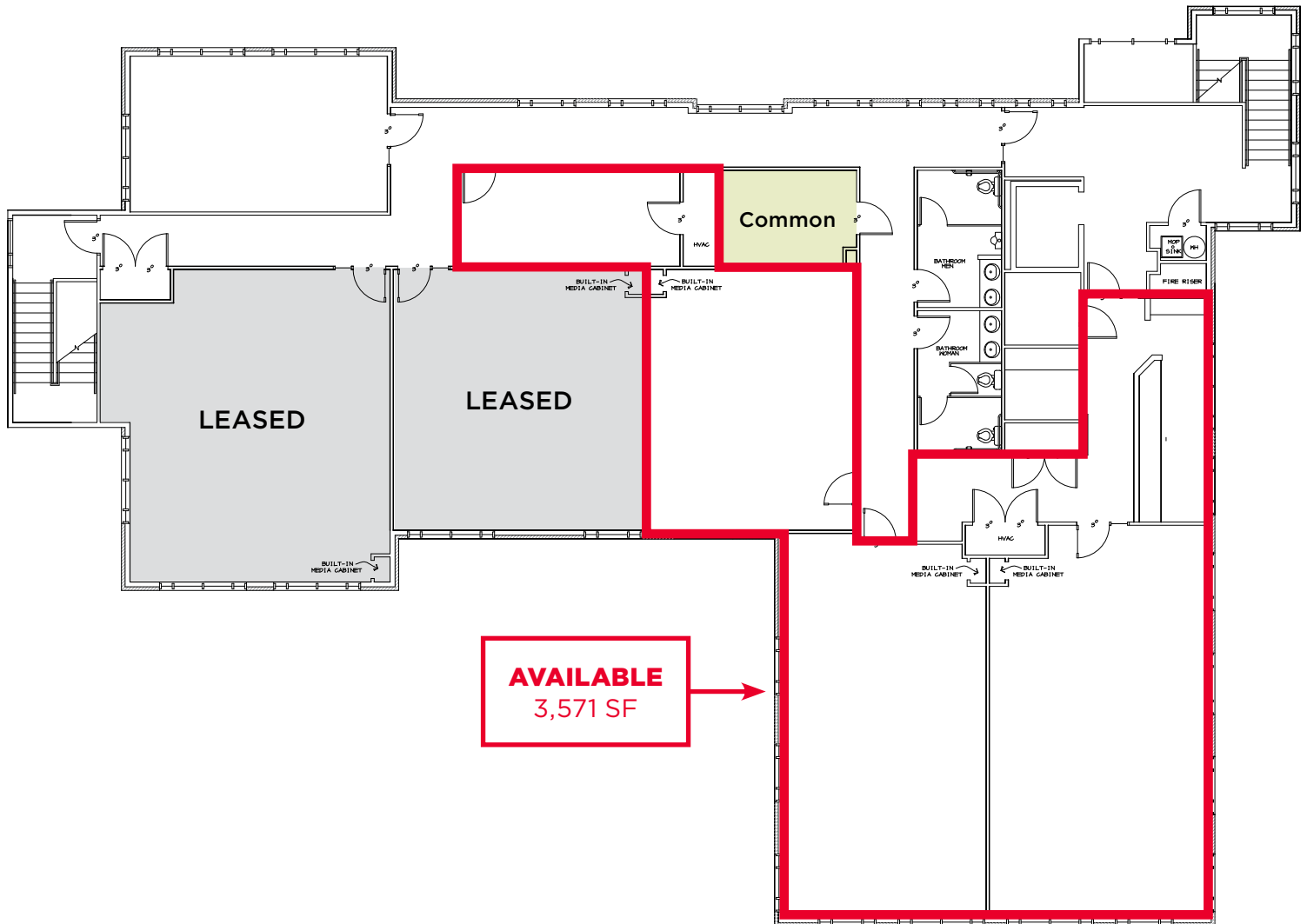
This property is ideally located right off of I-25 and Highway 34 with more than a dozen restaurants and business support services within walking distance of the building. The floor plan offers an open and bright layout with surrounding windows. Located in the Foxtrail Business Park, ample parking and signage is available for potential tenants.

PROPERTY FEATURES

Building Size	12,382 SF
Available	3,571 SF (2nd floor space)
Year Built	2007
Construction Type	Masonry
Parking	50 Spaces (4 : 1,000 SF)



FLOOR PLAN



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 multifamily 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.

Source: 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 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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For more information, please contact:

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