

LOVELAND YARDS
5681 MCWHINNEY BOULEVARD

LOVELAND, COLORADO 80538

**1,180 SF RETAIL/FLEX SUITE FOR LEASE**
LEASE RATE: \$20.00/SF | NNN: \$5.00/SF

This is an incredible opportunity to join co-tenants such as Trek Bicycle and School of Rock in the Class A retail center at Loveland Yards, located immediately off I-25 near the Hwy 34 Interchange in Loveland. This central location features access to nearby residential communities and large local businesses, and electronic monument signage on I-25 provides optimal visibility.

PROPERTY DETAILS

Available Size	1,180 SF
Year Built	1994
Power	200 Amp, 120/208V
HVAC	Full HVAC
Signage	Monument & Building
Zoning	B - Developing Business

PROPERTY FEATURES

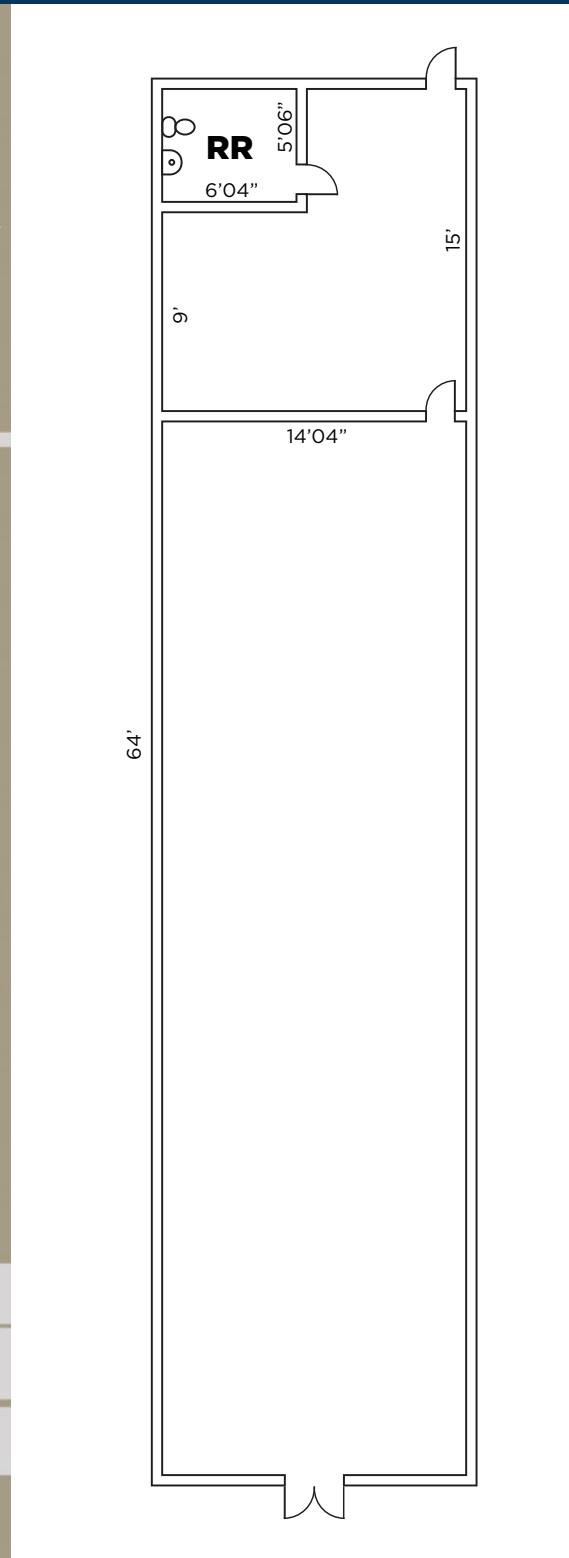
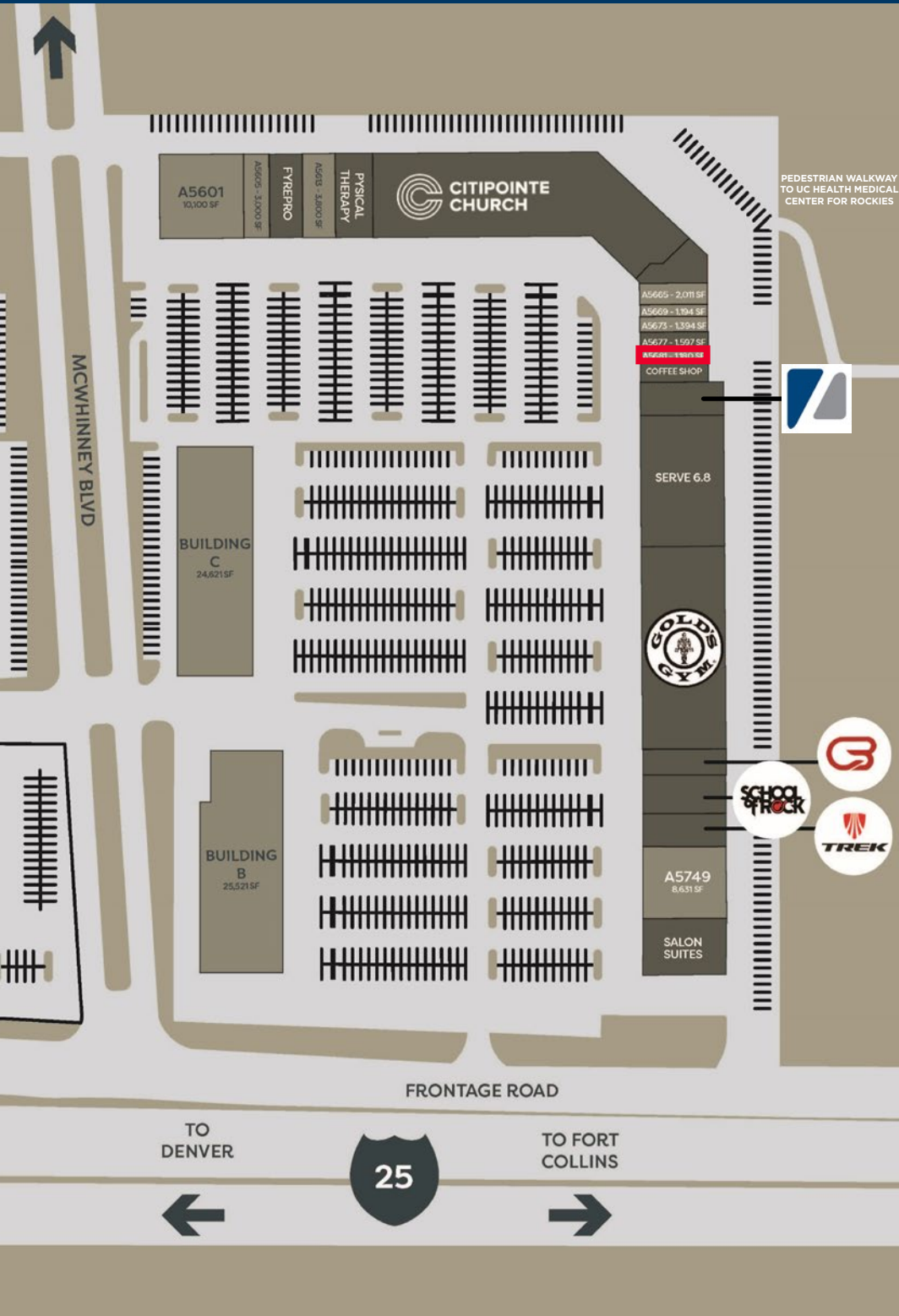
- Available suite includes private restroom and is fully sprinklered for fire safety
- Ample parking on site with 350 surface spaces available
- Large, electronic monument signage visible from I-25
- Ideal location off I-25 near Hwy 34 interchange

CO-TENANTS:

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SITE PLAN AND FLOOR PLAN



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For more information, please contact:

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