AVAILABLE FOR SUBLEASE

5543

SOUTH LINCOLN AVENUE SUITE 2 LOVELAND, CO 80537



\$15.25 / SF NNN 2024 Estimated NNN: \$4.47 / SF



PROPERTY HIGHLIGHTS







7,625 SF SUITE 2



MAY 31, 2027 LEASE EXPIRATION



3 PRIVATE OFFICES



15,000 SF / 2.28 ACRES BUILDING + PARCEL



16'CLEAR HEIGHT







(1) 18' W X 14' H OHD (1) 8' W X 10' H OHD LOADING

PROPERTY FLOOR PLAN



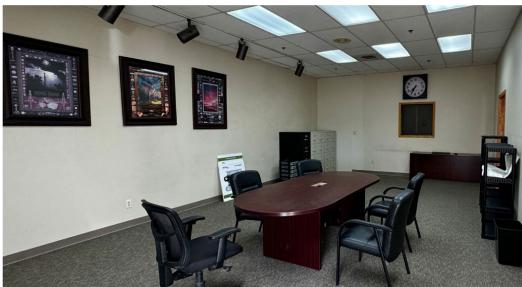


PROPERTY PROFILE

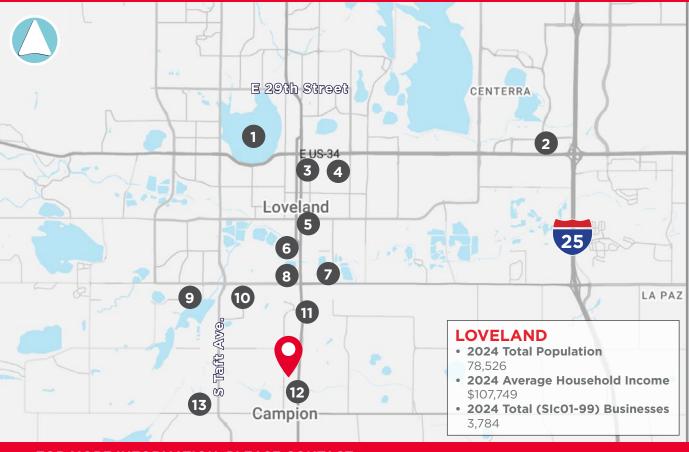








PROPERTY MAP



- 1 Lake Loveland
- 2 Target, Chick Fil A, In N Out
- 3 Walgreens, Good Times, Taco Bell, Sprouts, Dairy Queen
- 4 Sam's Club, Lowes, Walmart, Kohls
- 5 Downtown Loveland
- 6 Sonic, O'Reilly Auto Parts
- 7 Circle K
- 8 Sherwin Williams, Century Link, Loveland Furniture
- 9 Independent Financial
- 10 Walgreens, Fedex, Banner Health
- Roof Worx, Belmire, Storage Star, Bedrock Storage Condos, Loveland Garden Center, U-Haul
- Stoneworks of Colorado, Nugent Supply Co., Inc.,
 All About Insurance, Hilltop Broadband, B Fine Foods, Zerorez
- Carrie Martin Elementary School

FOR MORE INFORMATION, PLEASE CONTACT:

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