

AVAILABLE FOR SUBLEASE

3543

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



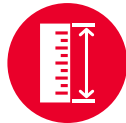
MAY 31, 2027
LEASE EXPIRATION



3 PRIVATE OFFICES



15,000 SF / 2.28 ACRES
BUILDING + PARCEL



16'
CLEAR HEIGHT



COMMERCIAL CORRIDOR



**OUTDOOR
STORAGE AVAILABLE**



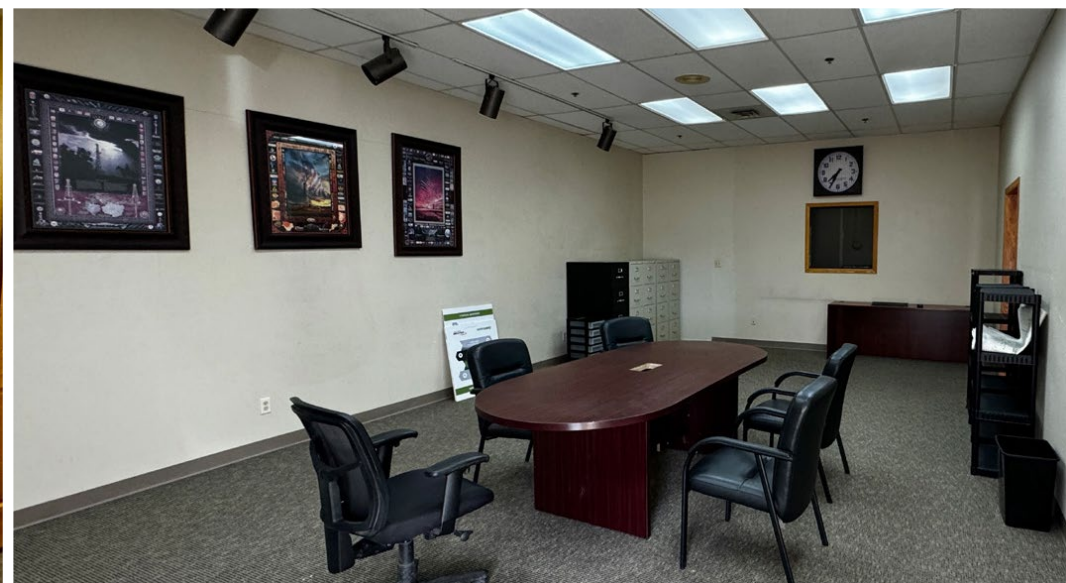
(1) 18' W X 14' H OHD
(1) 8' W X 10' H OHD
LOADING

3543 SOUTH LINCOLN AVENUE, SUITE 2 | 2

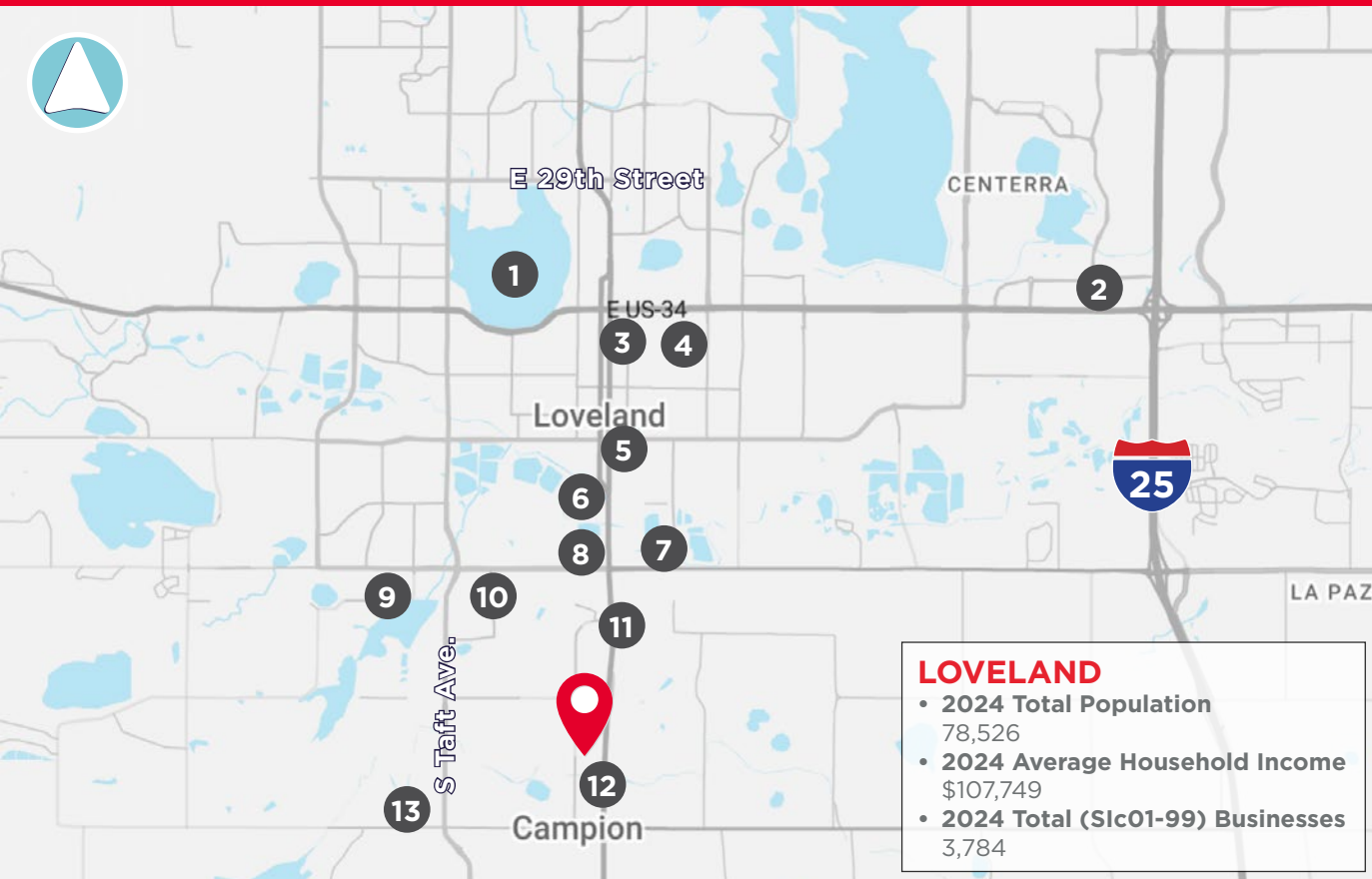
PROPERTY FLOOR PLAN



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
- 11 Roof Worx, Belmire, Storage Star, Bedrock Storage Condos, Loveland Garden Center, U-Haul
- 12 Stoneworks of Colorado, Nugent Supply Co., Inc., All About Insurance, Hilltop Broadband, B Fine Foods, Zerorez
- 13 Carrie Martin Elementary School

FOR MORE INFORMATION, PLEASE CONTACT:

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