

FOR LEASE

4025 ST. CLOUD DRIVE
LOVELAND, CO 80538



PRIME OFFICE SPACES FOR LEASE IN LOVELAND

LEASE RATE: \$19.00-\$22.00/SF NNN | EST. NNN: \$13.92/SF

Discover exceptional office spaces available for lease off Crossroad Boulevard and I-25 in Loveland, right in the heart of Northern Colorado's thriving growth corridor. This prime location offers convenient access to all major cities in the region. The building is within walking distance to a variety of eateries and business services. Please contact the listing brokers for more information.

Property Details

Building Size:	14,715 SF
Year Built:	2007
Parking:	45 Spaces

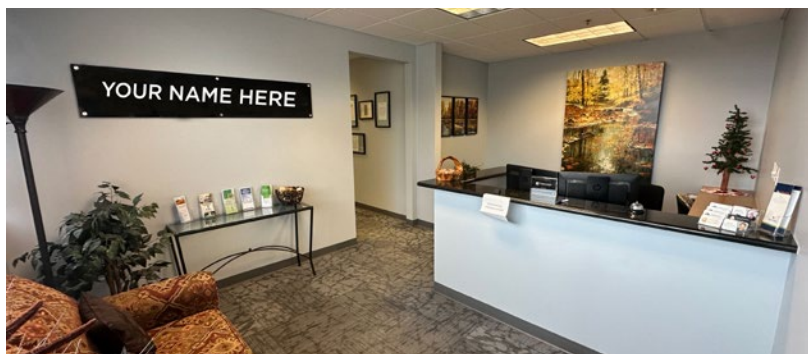
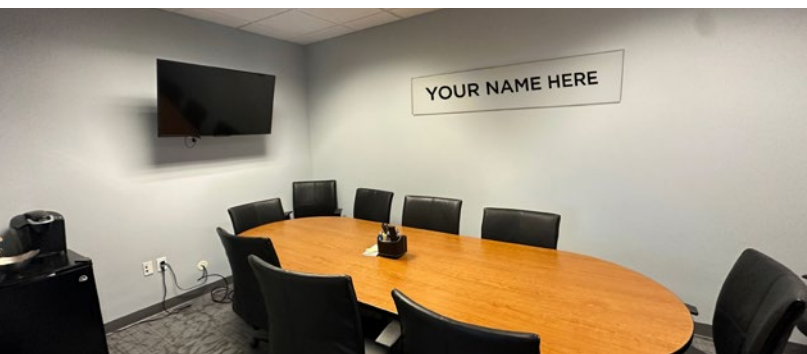
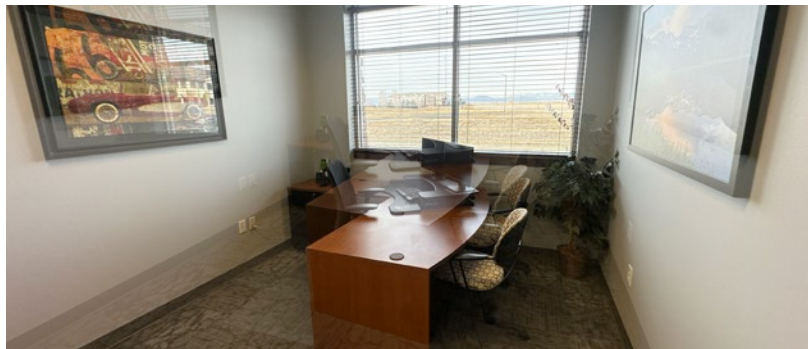
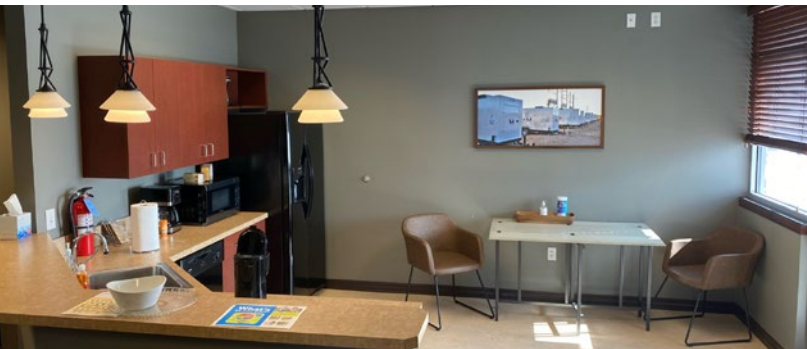
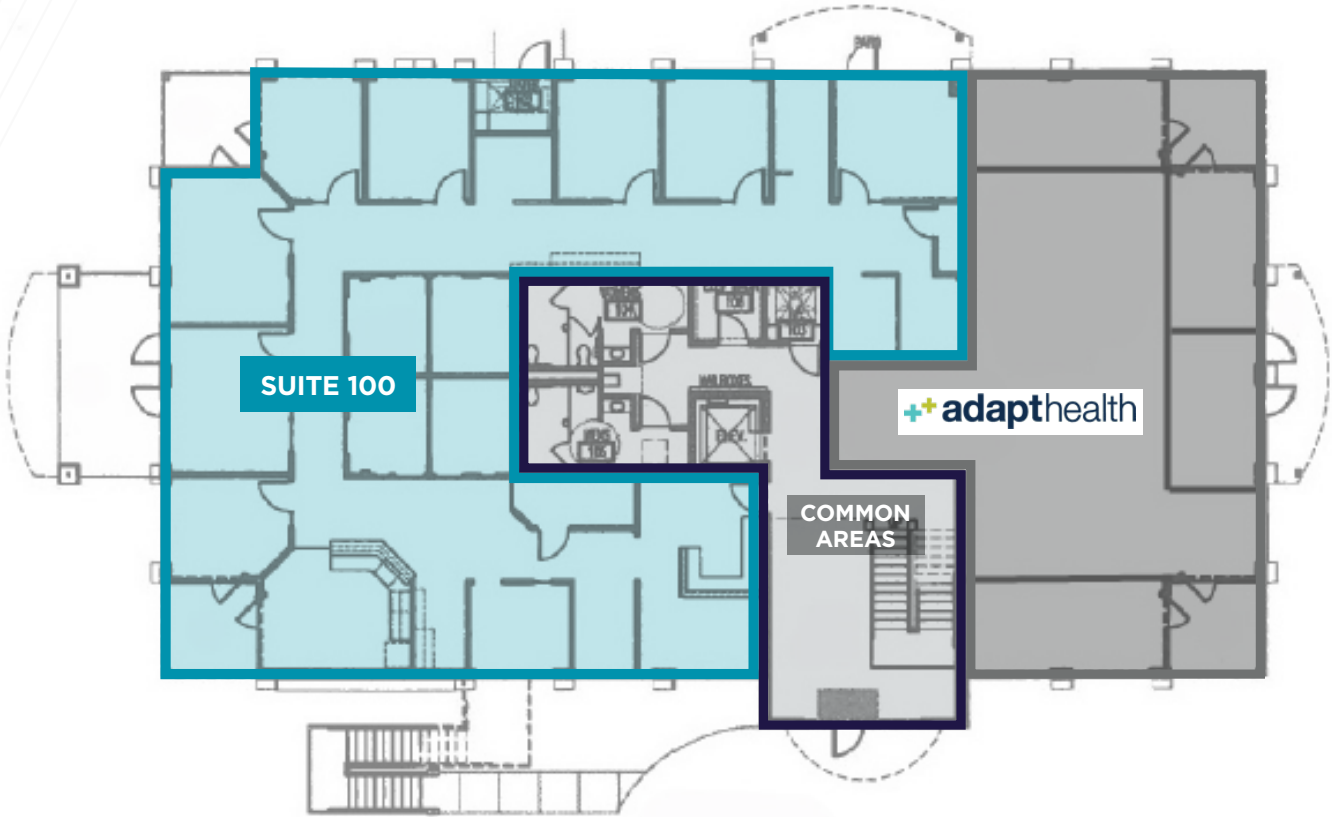
Availabilities

Suite	Available Size	Lease Rate	Timing
Suite 100	4,100 SF	\$19.00/SF NNN	Now
Suite 230	1,162 SF	\$22.00/SF NNN	5/1/2025

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Main Level Floor Plan

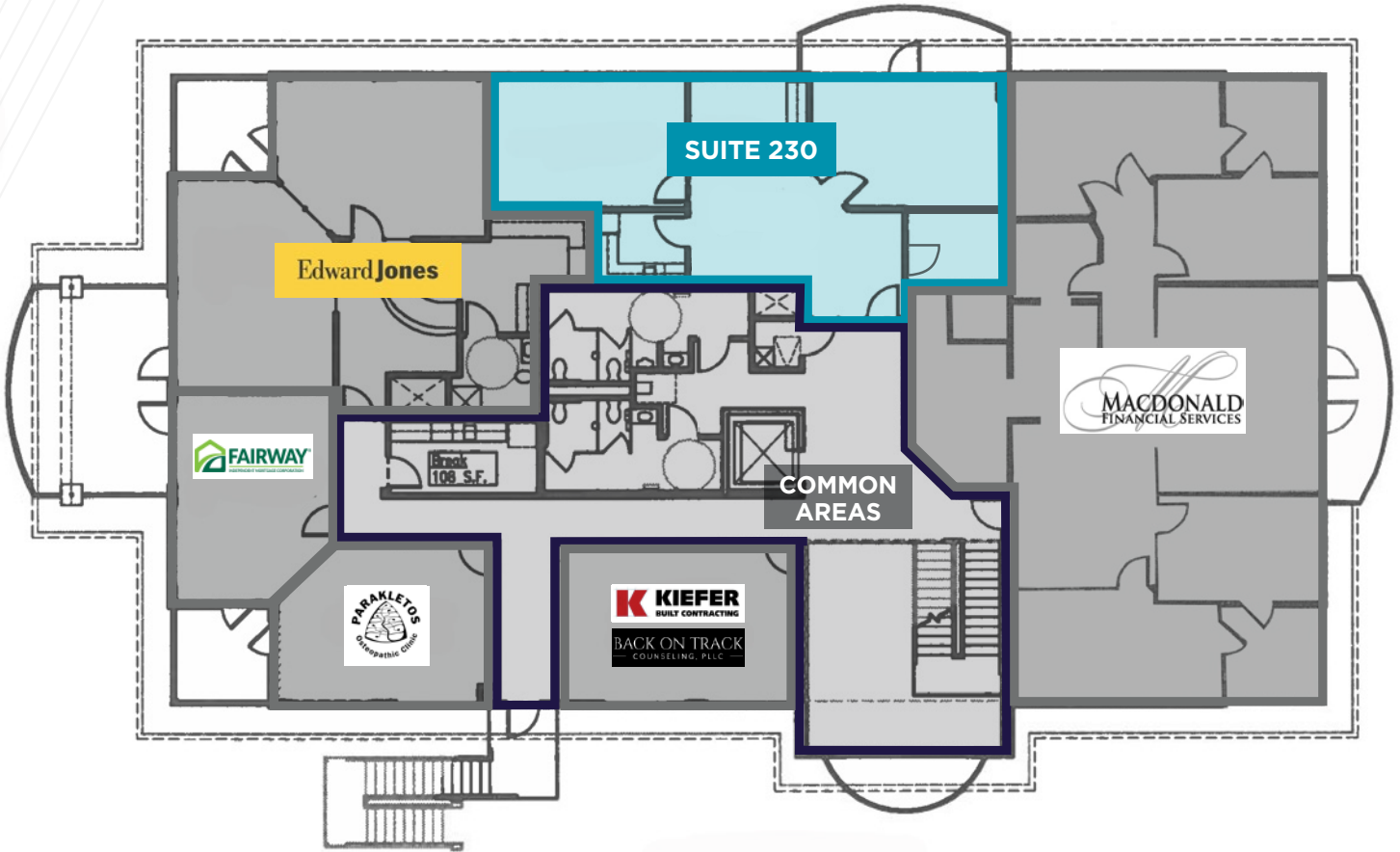
Suite 100 | 4,100 SF



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Second Level Floor Plan

Suite 230 | 1,162 SF



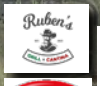
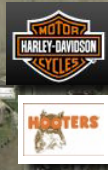


To Fort Collins

N. Fairgrounds Ave.

Coyote Gulch Park

Highland Meadows Subdivision



23,981 VPD

E. Crossroads Blvd.



SUBJECT PROPERTY

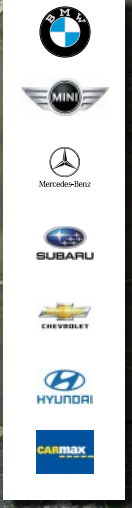


DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	24,481	71,144	290,905
2029 Pop. Projection	27,448	78,546	317,964
2024 Households	9,740	27,889	114,292
Avg. Household Income	\$147,300	\$125,959	\$116,738

Source: CoStar, 2024



85,224 VPD



To Denver



FOR MORE INFORMATION, CONTACT:

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