

MARQUEE OFFICE SPACE  
**FOR SALE OR LEASE**

# 1515

## CASCADE AVENUE

LOVELAND COLORADO 80538



1515 Cascade Avenue is a well-maintained, marquee office building located on Highway 34 in Loveland at the base of the Big Thompson Canyon. The upper floors offer spectacular views of the Rocky Mountains.

**Building Size** 89,748 RSF  
**Sale Price** \$10,250,000 (\$114/SF)  
**Lease Rate** \$12.00-\$15.00/RSF NNN  
**NNN** \$8.37/RSF (Utilities Included)

*\*Potential for partial Seller leaseback up to 25,000 SF*

This 3-story building is walking distance to Mehaffey Regional Park, and is surrounded by nearby restaurants, retail and grocery. The floors can easily be subdivided and configured to meet a variety of user needs.



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## PROPERTY HIGHLIGHTS

- 89,748 SF building
- Potential for 60,000 SF building expansion
- 8.02 Acres
- 7,500 – 90,000 RSF For Lease
- 3-Story building
- Second floor patio area
- Fireplace
- Elevator
- Café on site
- Fitness room
- YOC 1996 / YOR 2004
- 422 Total parking spaces in parking areas on both the north and south sides of the building
- Access to conference and training facilities throughout the campus





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## PROPERTY AERIAL

### Adjacent Property Option

### 1615 Cascade Avenue Distribution Building

(Could be included in campus sale)

- 33,156 SF
- Potential for 48,000 SF building expansion
- 5.95 Acres
- 1 freight elevator
- YOC 1995
- 5 Dock high doors
- 1 Drive in door
- Trash compactor
- Excess land for parking, storage or building expansion

*Potential sale-leaseback*



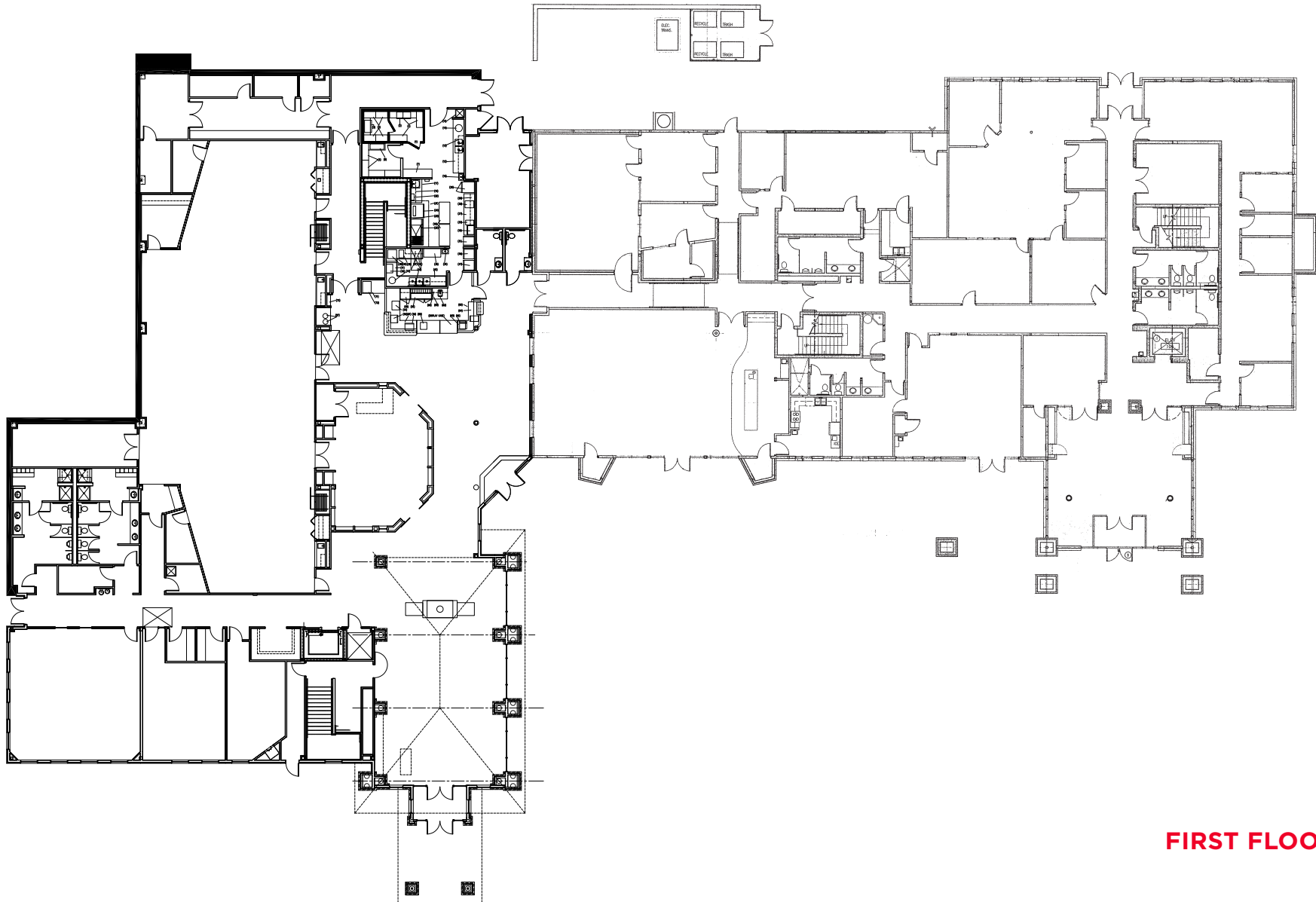


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**FIRST FLOOR PLAN**

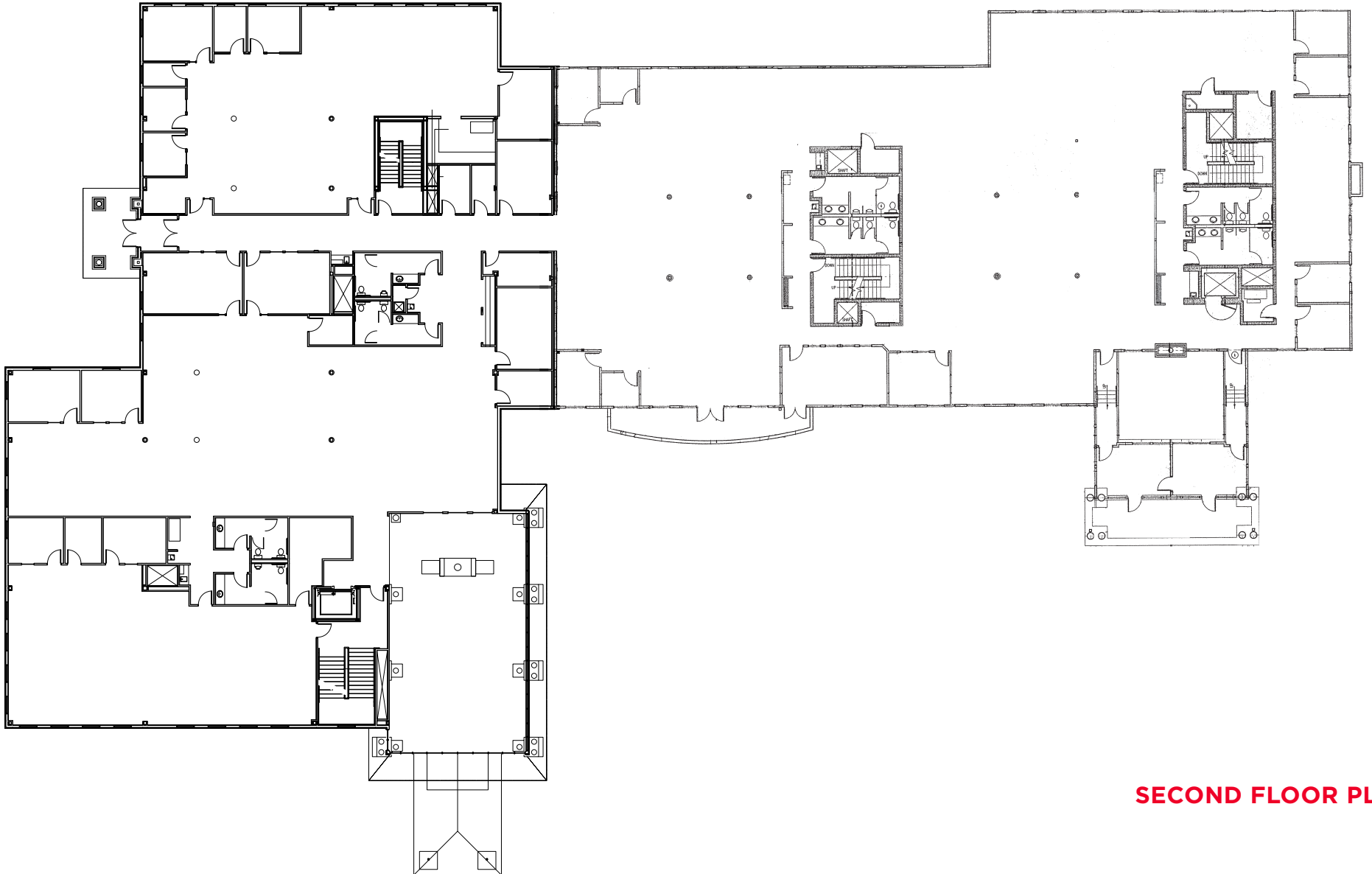


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**SECOND FLOOR PLAN**



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**THIRD FLOOR PLAN**



# LOVELAND AT A GLANCE

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.

## FRONT RANGE CORRIDOR BY THE NUMBERS



**5,000,000**  
POPULATION



**\$50,000**  
AVERAGE INCOME



**38%**  
BACHELORS DEGREE  
OR HIGHER



**36**  
MEDIAN AGE

- As of 2020 the region's population increased by 6.2% since 2015, growing by 5,905. Population is expected to increase by 7.5% between 2020 and 2025, adding 7,565.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

**15**

**MILES**  
TO FORT  
COLLINS

**34**

**MILES**  
TO BOULDER

**23**

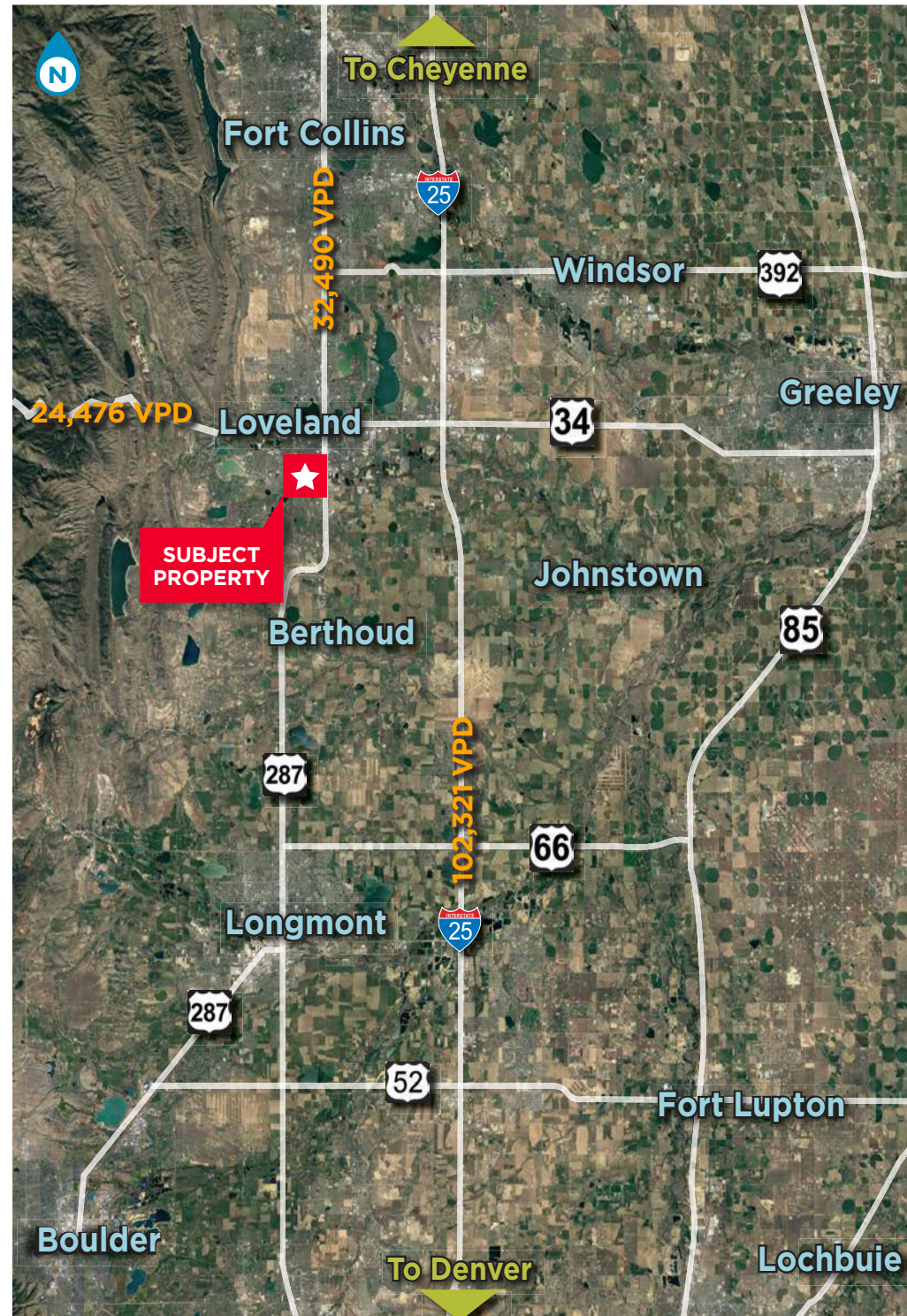
**MILES**  
TO GREELEY

**60**

**MILES**  
TO WYOMING

**61**

**MILES**  
TO DENVER  
INTERNATIONAL  
AIRPORT







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For more information, please contact:

**JASON ELLS**, CCIM  
Senior Director  
+1 970 267 7722  
jason.ells@cushwake.com

**COLE HERK**, CCIM  
Director  
+1 970 267 7726  
cole.herk@cushwake.com



CUSHMAN & WAKEFIELD / 772 WHALERS WAY, SUITE 200 / FORT COLLINS, COLORADO 80525 / CUSHMANWAKEFIELD.COM

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