

FOR LEASE

**4025 ST. CLOUD DRIVE**  
**LOVELAND, CO 80538**



**CUSHMAN &  
WAKEFIELD**



## **PRIME OFFICE SPACE FOR LEASE IN LOVELAND**

**LEASE RATE: \$20.00/SF NNN | EST. NNN: \$13.92/SF**

Discover exceptional office space 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**

Available Size: 2,000–4,100 SF (Suite 100)

Building Size: 11,978 SF

Year Built: 2007

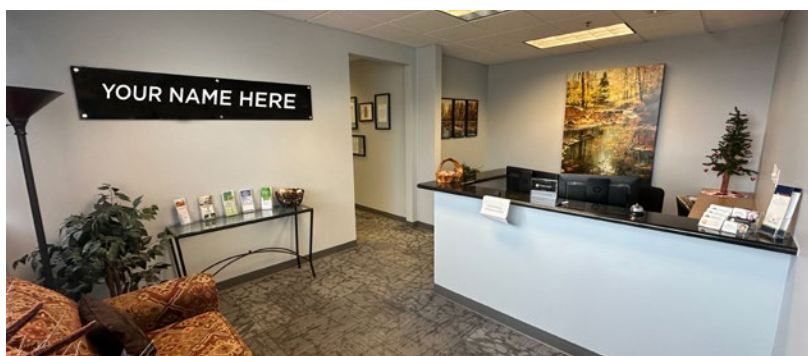
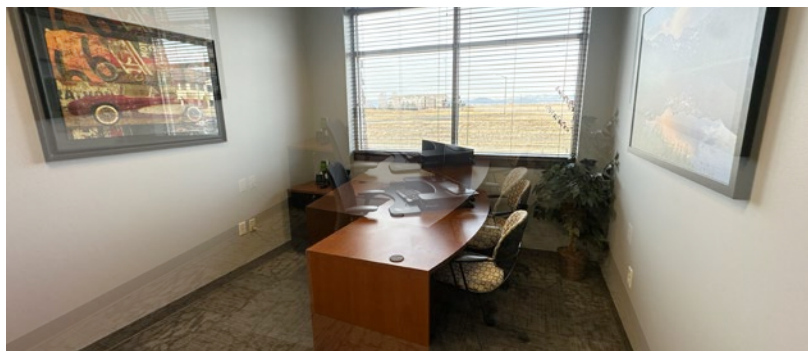
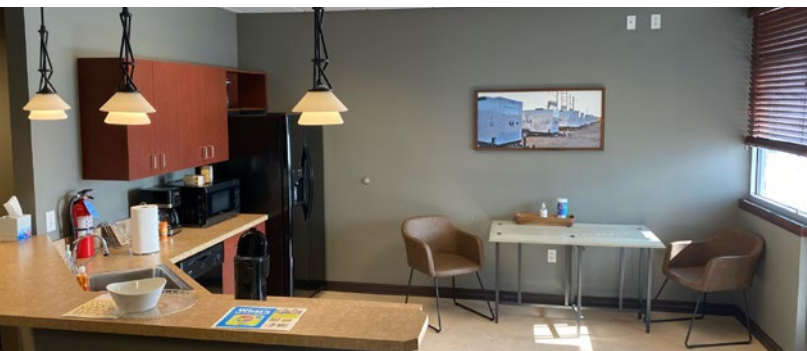
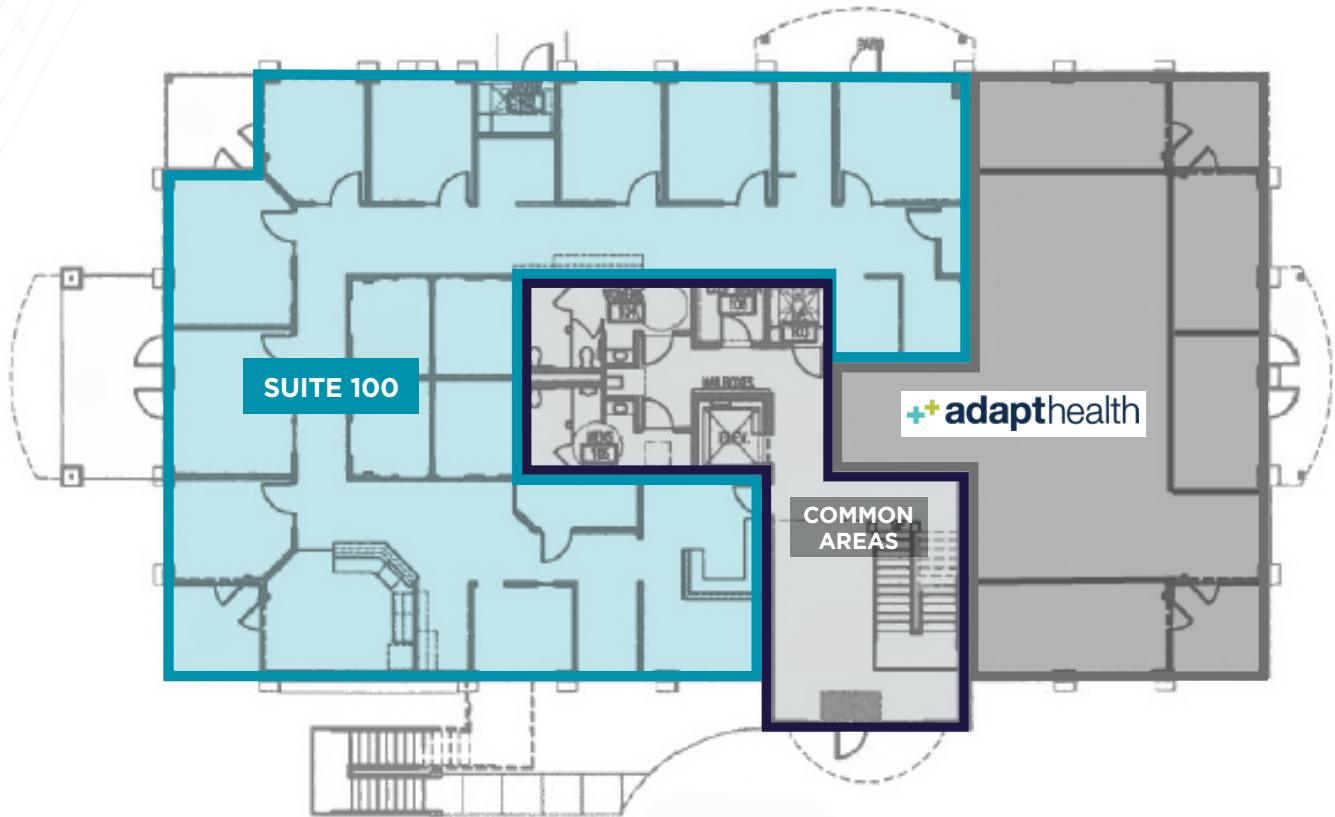
Parking: 45 Spaces

# 4025 ST. CLOUD DRIVE

## FOR LEASE | LOVELAND, CO 80538

### Main Level Floor Plan

Suite 100 | 2,000-4,100 SF







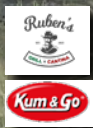
To Fort Collins

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:**

**TRAVIS ACKERMAN**  
Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
+1 970 776 3900  
cushmanwakefield.com

**MATT HASKELL**  
Broker/Owner  
+1 970 690 1690  
matt.haskell@cushwake.com

375 E. Horsetooth Road  
Building 4, Suite 103  
Fort Collins, CO 80525

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

