



1605 FOXTRAIL DRIVE

LOVELAND, CO 80538

Office Spaces for Sale or Lease

Lease Rate: \$14.00/SF NNN | NNN (Est.): \$17.95/SF

Sale Price: \$378,500-\$546,650

1605 Foxtrail Drive offers a variety of leasing or purchasing options. The floor plan features an open and bright layout, complemented by surrounding windows. Strategically located right off I-25 and Highway 34, this property provides unparalleled convenience with over a dozen restaurants and business support services within walking distance. Situated in the Foxtrail Business Park, the building offers ample parking and signage opportunities for tenants and owner/users. Please contact the listing brokers for additional information.

PROPERTY DETAILS

Available Size	1,283 - 3,018 SF
Building Size	12,382 SF
Year Built	2007
Construction Type	Masonry
Parking	50 Spaces (4 : 1,000 SF)

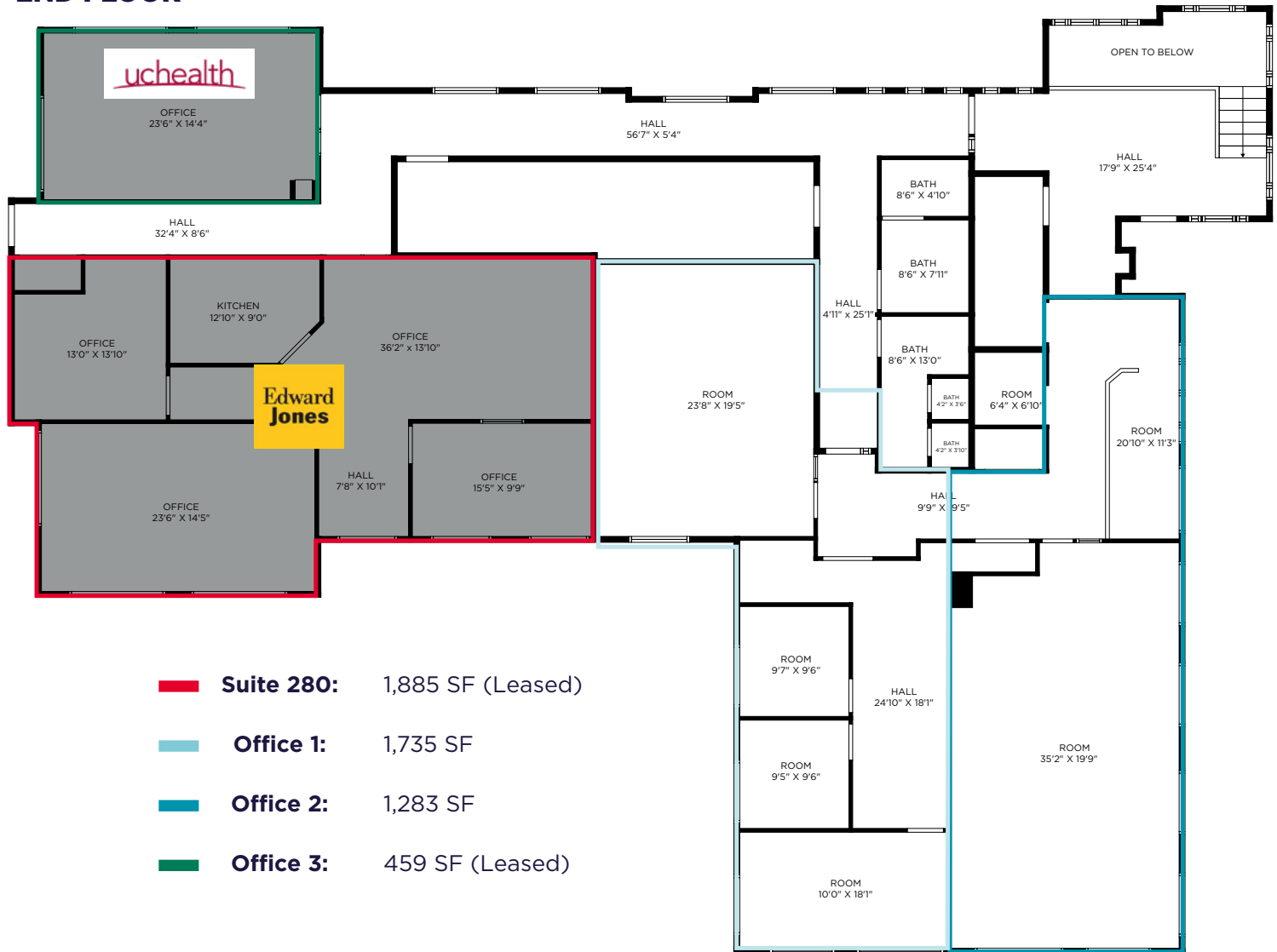
AVAILABILITY

Suite	Size (RSF)	Base Monthly Rent	Sale Price
Suite 280	1,885	Leased	\$546,650 (\$290/SF)
Office 1	1,735	\$1,995/Month	\$512,000 (\$295/SF)
Office 2	1,283	\$1,497/Month	\$378,500 (\$295/SF)

All sale prices are based on rentable square feet (office size plus pro rata share of common area). Seller shall have the building remapped once under contract.

FLOOR PLAN

2ND FLOOR



AREA OVERVIEW



LOVELAND

ABOUT LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

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.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

78,526



Total Households

33,888



Per Capita Income

\$46,516



Median Age

42.4



Total Employees

43,479



Total Square Miles

35.56



DEMOGRAPHICS		Costar, 2025		
	3 Miles	5 Miles	10 Miles	
2024 Population	24,372	67,791	259,045	
2029 Population Projection	26,231	73,211	282,948	
2024 Households	10,166	27,859	101,087	
Avg. Household Income	\$120,484	\$113,682	\$118,074	

For more information, please contact:

TRAVIS ACKERMAN
 Cushman & Wakefield
 Executive Managing Director
 +1 970 222 6452
 travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, CO 80525
cushmanwakefield.com

MATT HASKELL
 URealty, Inc.
 Broker/Owner
 +1 970 690 1690
 mhaskell@urealtyinc.com

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