

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: \$15.98/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: 2,550 SF (Suite 110)

Building Size: 11,978 SF

Year Built: 2007

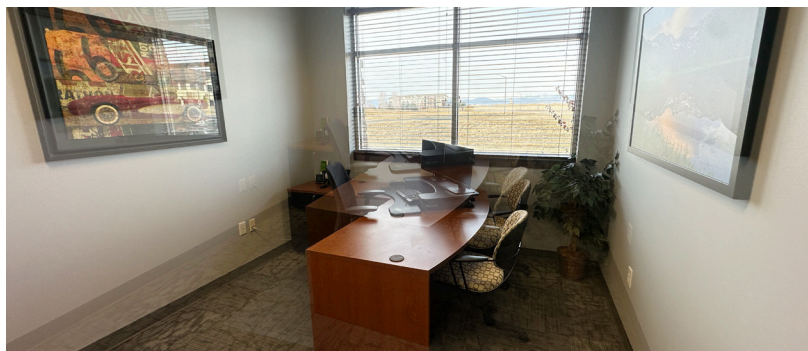
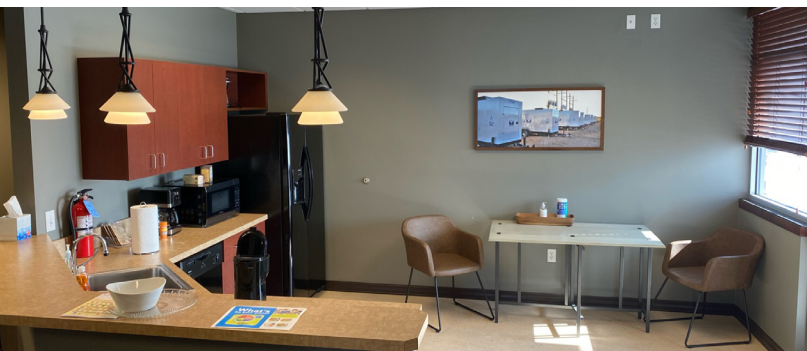
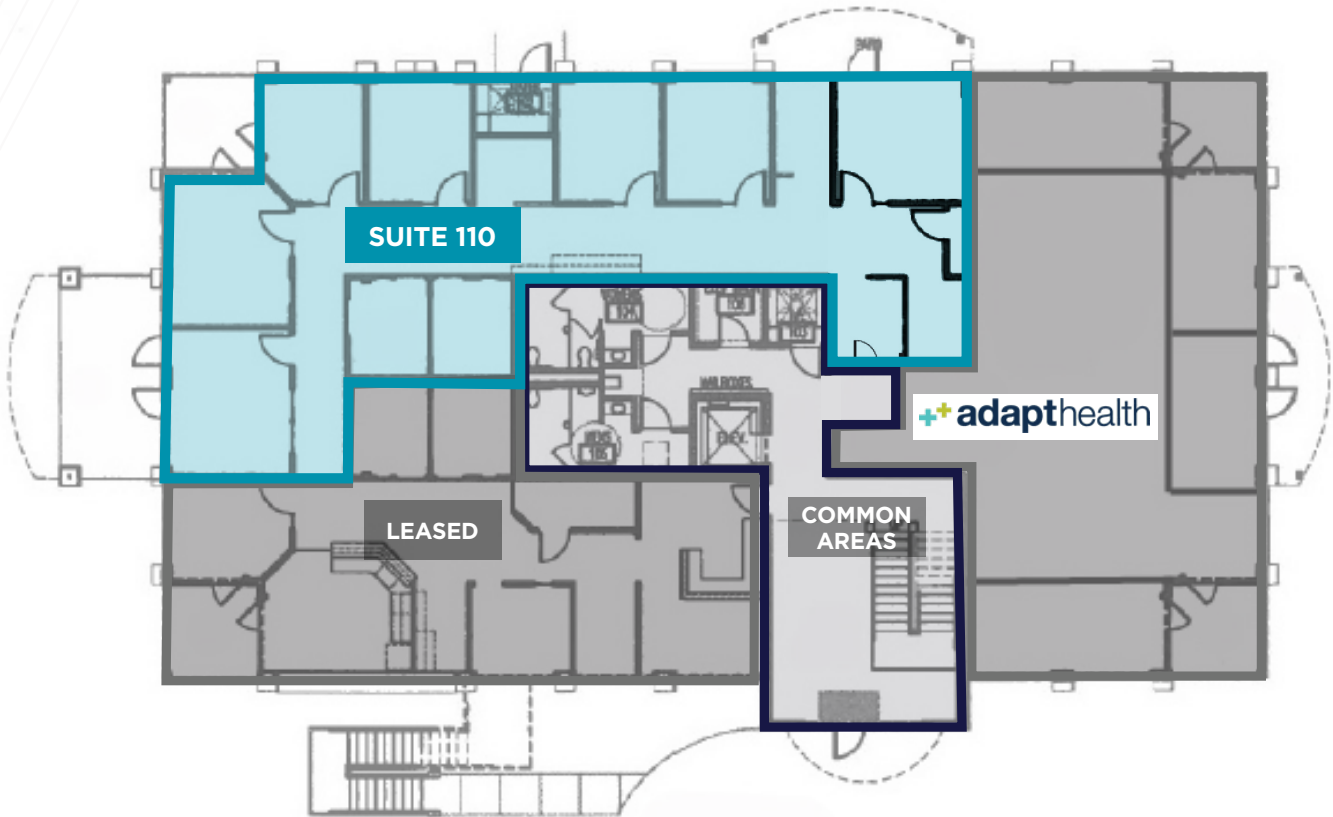
Parking: 45 Spaces

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Main Level Floor Plan

SUITE 110 | 2,550 SF



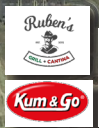
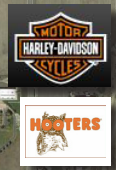


To Fort Collins

N. Fairgrounds Ave.

Coyote Gulch Park

Highland Meadows Subdivision



23,981 VPD

E. Crossroads Blvd.



SUBJECT PROPERTY



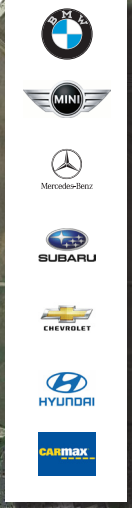
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	24,481	71,144	290,905
2029 Pop. Projection	27,448	78,546	317,964
2024 Households	9,740	27,889	114,292
Avg. Household Income	\$147,300	\$125,959	\$116,738

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

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