



OFFICE SPACE AVAILABLE FOR LEASE

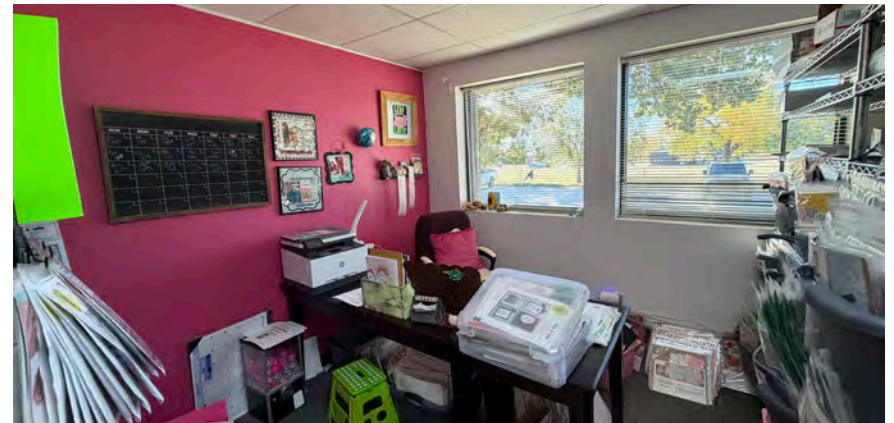
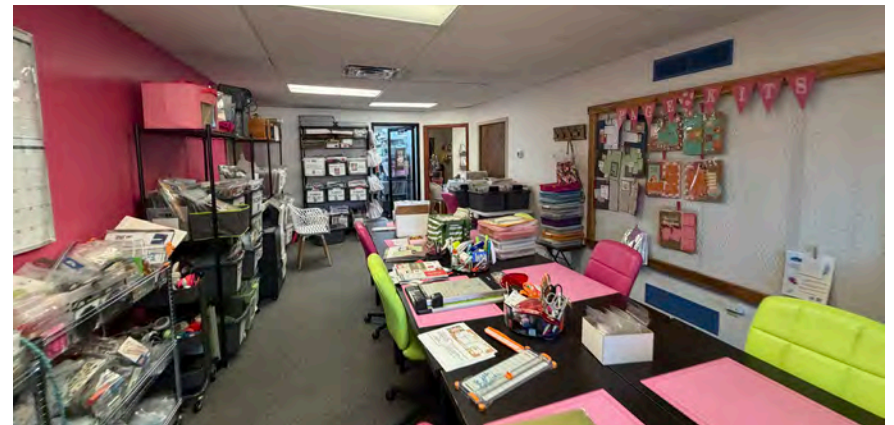
**5110 GRANITE STREET, SUITE B**  
**LOVELAND, CO 80538**



# PROPERTY HIGHLIGHTS

Unit B at 5110 Granite Street in Loveland is a recently updated, turnkey office suite located within a well-maintained multi-tenant building comprised of four private units. This highly functional space features one private offices, an open work area ideal for collaborative use, and a private restroom. The suite well suited for a variety of professional or office users seeking a move-in-ready space in a convenient Loveland location.

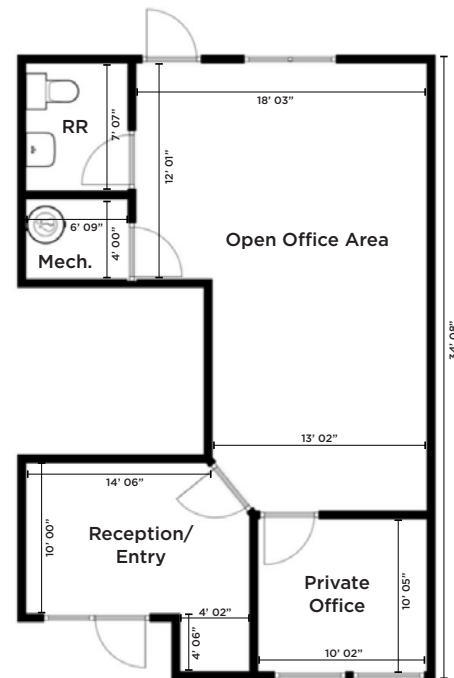
|                  |                                              |
|------------------|----------------------------------------------|
| Available Suite: | Suite B: 973 SF                              |
| Lease Rate:      | \$16.50/SF NNN                               |
| NNN:             | \$7.24/SF (Est.)                             |
| Building Size:   | 7,880 SF (4 Total Units)                     |
| Offices:         | 1 Private Office<br>1 Large Open Office Area |
| Available Date:  | 30 Days' Notice                              |



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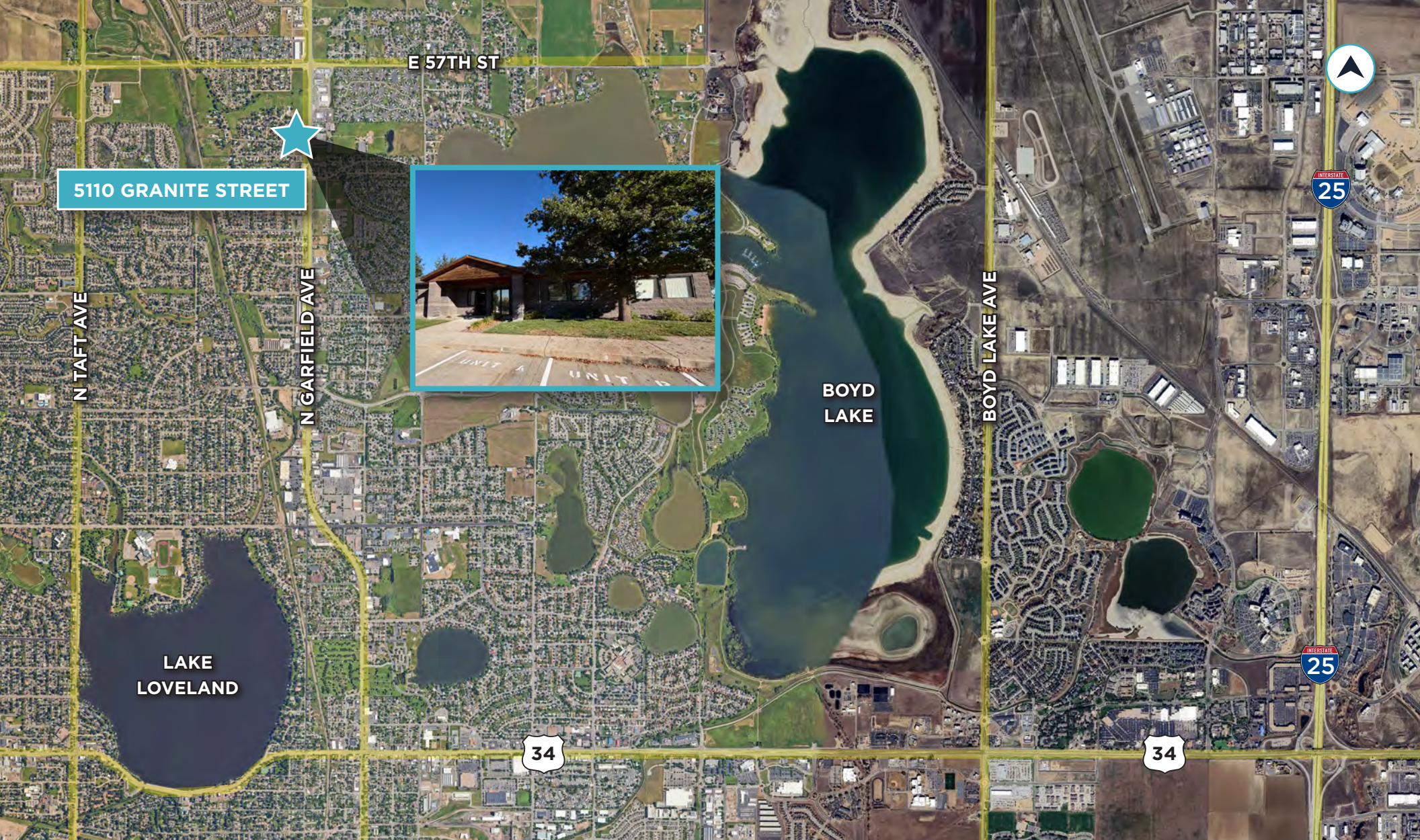
GRANITE STREET

N GARFIELD AVENUE (30,376 VPD)



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973 TOTAL SF



## CONTACT INFORMATION:

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