CUSHMAN & WAKEFIELD

OFFICE BUILDING ENVELOPE, CROSSROADS PLAZA

4035 ST CLOUD DRIVE

LOVELAND, COLORADO

SALE PRICE: $600,000

PROPERTY FEATURES

Land Condo Size	±7,257 SF
Building Envelope	Two-Story, ±10,000 SF Buildable
Location	I-25 & Crossroads Boulevard



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

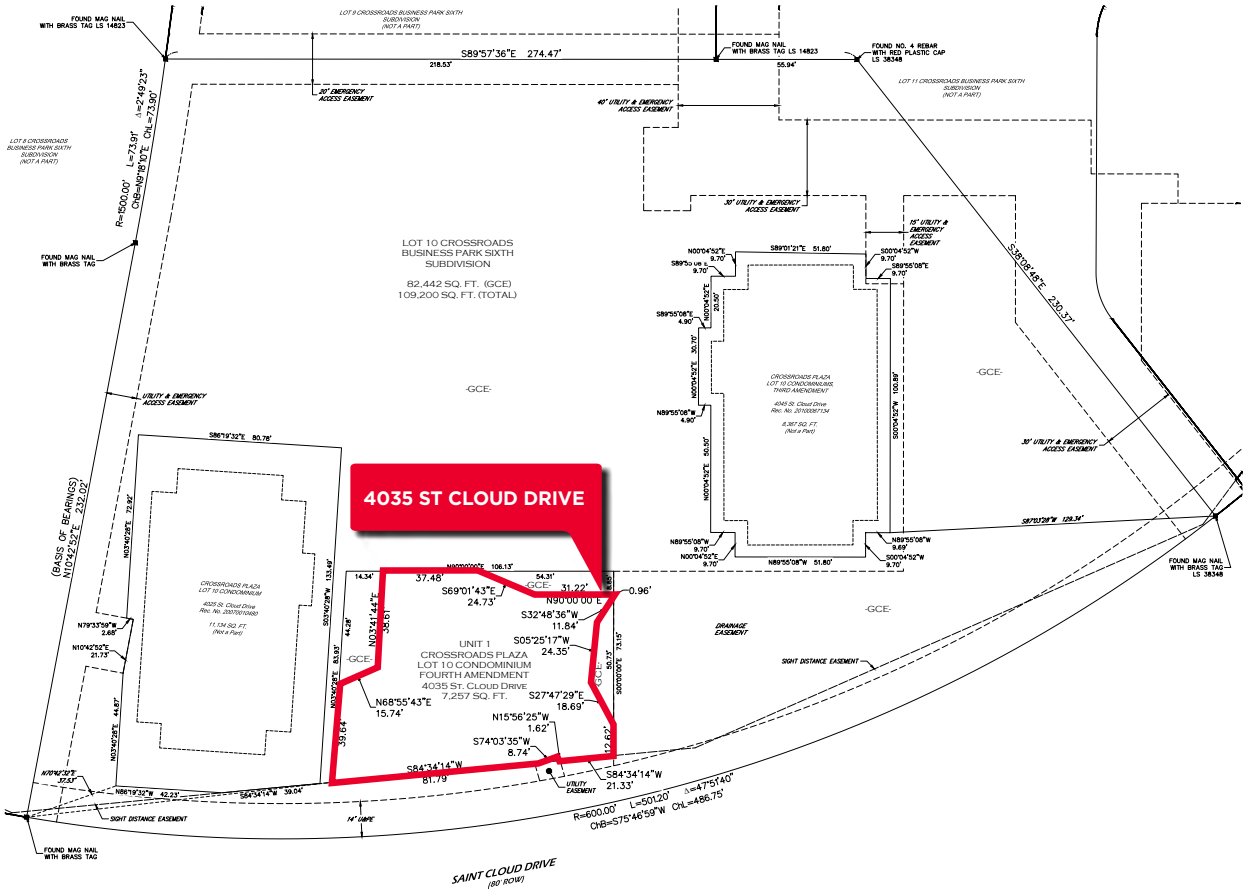
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SITE PLAN







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Northern Colorado

Northern Colorado continues to be one of the fastest-growing and most dynamic regions in the Rocky Mountain West, anchored by the communities of Fort Collins, Loveland, Greeley, Windsor, Johnstown, Timnath, and Wellington. The region benefits from a highly educated workforce, strong population growth, and a diverse economic base driven by advanced manufacturing, bioscience, technology, agriculture, logistics, and higher education.

Fort Collins, home to Colorado State University, serves as the innovation hub of the region, attracting technology firms, research organizations, and entrepreneurial startups. Loveland continues to experience significant residential and commercial expansion, particularly across the Centerra corridor, while Windsor and Timnath are among Colorado's fastest-growing municipalities, supporting substantial housing, retail, and industrial development.

With a strong quality of life, access to outdoor recreation, highly ranked schools, and a growing economic base, Northern Colorado continues to attract residents, employers, and capital investment, reinforcing its position as one of the state's most desirable regions for both business and residential growth.

Education

Primary & Secondary

Poudre School District Northern Colorado

Thompson School District

Weld RE-4 School District

Higher Education

Colorado State University

University of Northern Colorado

Aims Community College

Front Range Community College

Transportation

Northern Colorado Regional Airport

Approximately 54,000 visitors arrive in Colorado annually by way of the Northern Colorado Regional Airport. In addition to select commercial services, the airport supports a wide range of general aviation businesses, including fuel sales, maintenance, flight instruction and corporate services.

Highways

Northern Colorado benefits from a well-positioned infrastructure, Interstate 25, which runs north through the center of the state, serves as the main thoroughfare between Denver and the communities to the north, intersecting with Interstate 80 in Cheyenne. Highway 34 serves the east-to-west juncture from Greeley to Estes Park, while Highway 287 through Fort Collins and Highway 85 through Greeley offer additional routes for commuters to reach their destinations.

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For more information, please contact:

COLE HERK, CCIM
Senior Director
+1 970 690 6005
cole.herk@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

+1 970 776 3900

cushmanwakefield.com

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