



4045 ST CLOUD DR. #280
LOVELAND, CO 80538

Space Available:

Sale Price:

Lease Rate:

NNN Rate:

#280: 1,519 SF

\$501,270
(\$330/SF)

\$20.00 / SF

\$13.28 / SF

CLASS A OFFICE UNIT FOR SALE OR LEASE CENTRALLY LOCATED IN LOVELAND

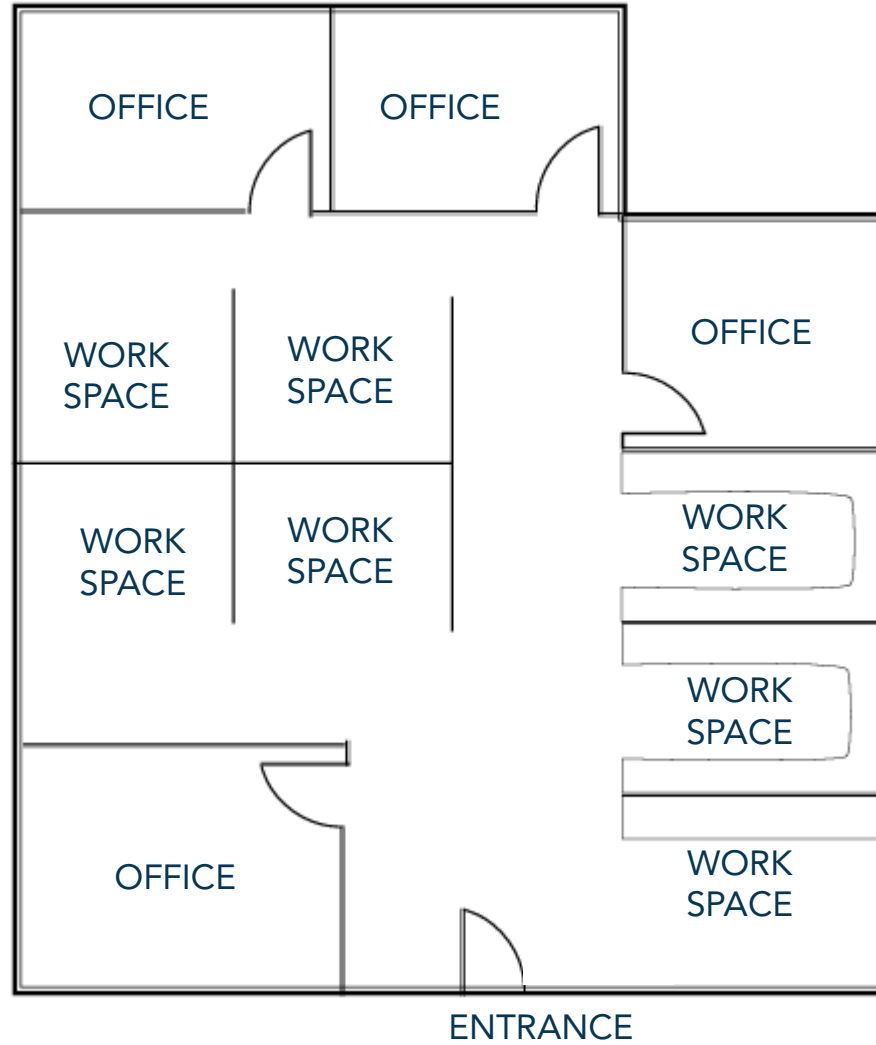
- Consists of open office space, 7 work spaces, 4 private offices, and shared lobby and restrooms
- Close proximity to I-25 and Crossroads Blvd
- Building and monument signage available
- Available June 1, 2024



SUITE #280 PROPERTY PHOTOS



#280 FLOOR PLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.