

1528 N LINCOLN AVE
UNITS 4 & 6
LOVELAND, CO 80538



Space Available

Lease Rate

NNN Rate

Unit 4: 1,638 SF

\$10.00 / SF NNN

\$8.23/SF

Unit 6: 971 SF

\$14.00 / SF NNN

\$8.23/SF

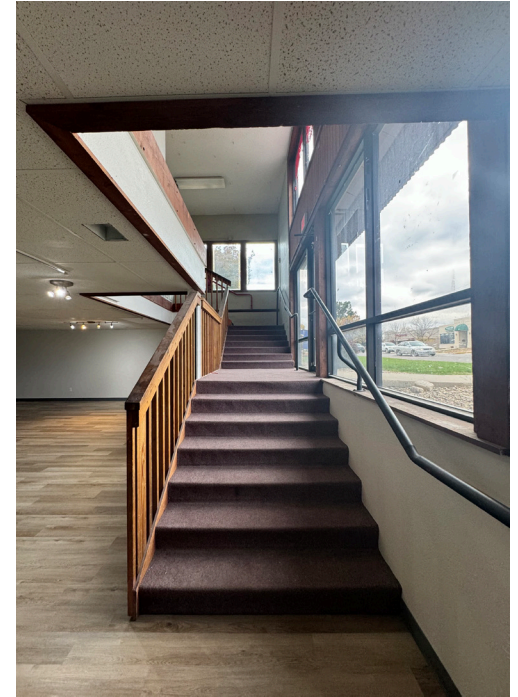
(*2024 estimate)

HIGH-VISIBILITY MONUMENT AND BUILDING SIGNAGE ON N LINCOLN AVENUE

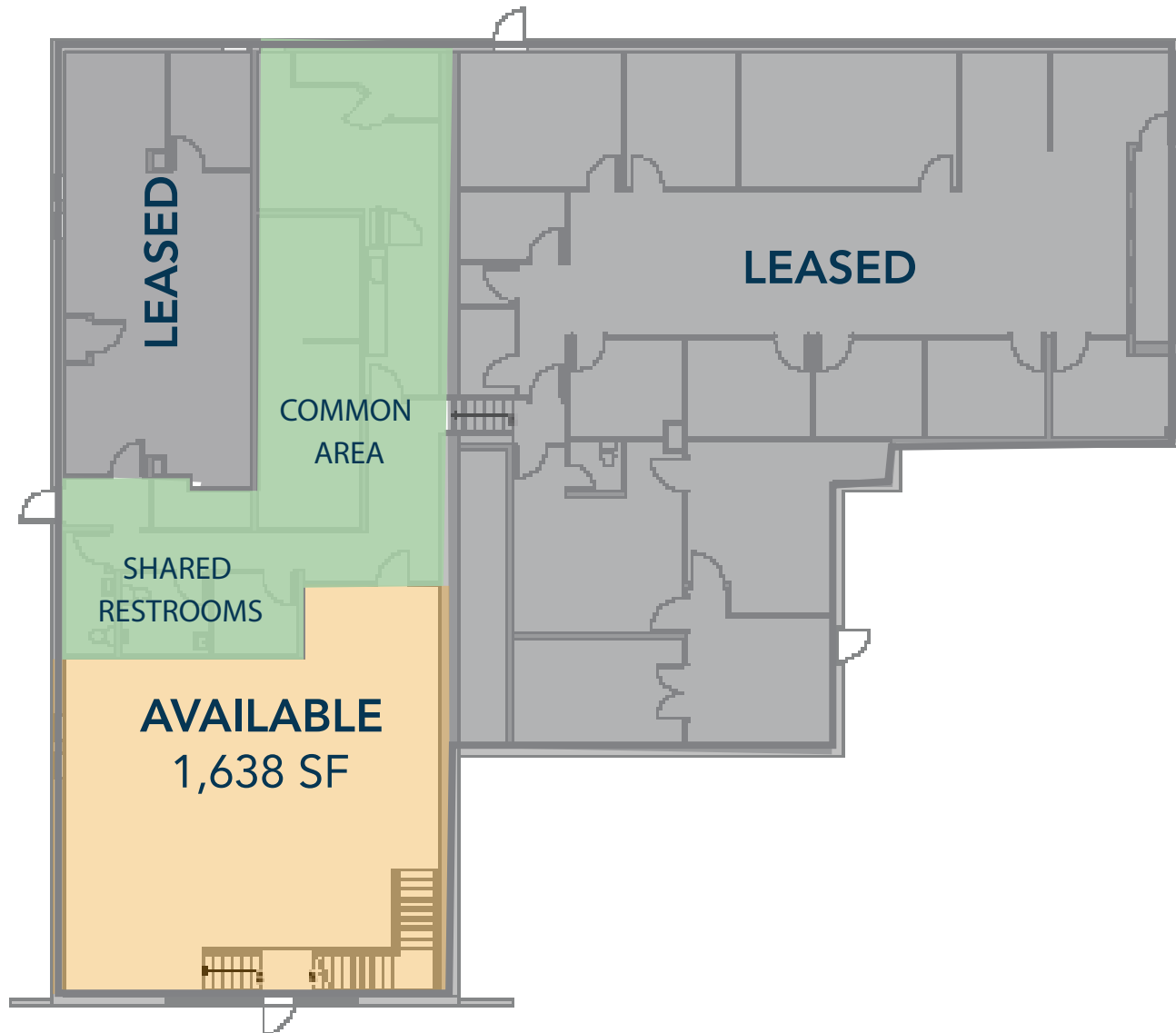
- Unit 4 is a garden-level unit on west side of building and features a large open space, shared restrooms, and breakroom
- Unit 6 is a second-level unit on south side of building and features a spacious retail area with large windows, a private back room, and shared restrooms
- Centrally located with proximity to restaurants, retail shops, and local services
- Building and monument signage available



UNIT 4 PHOTOS



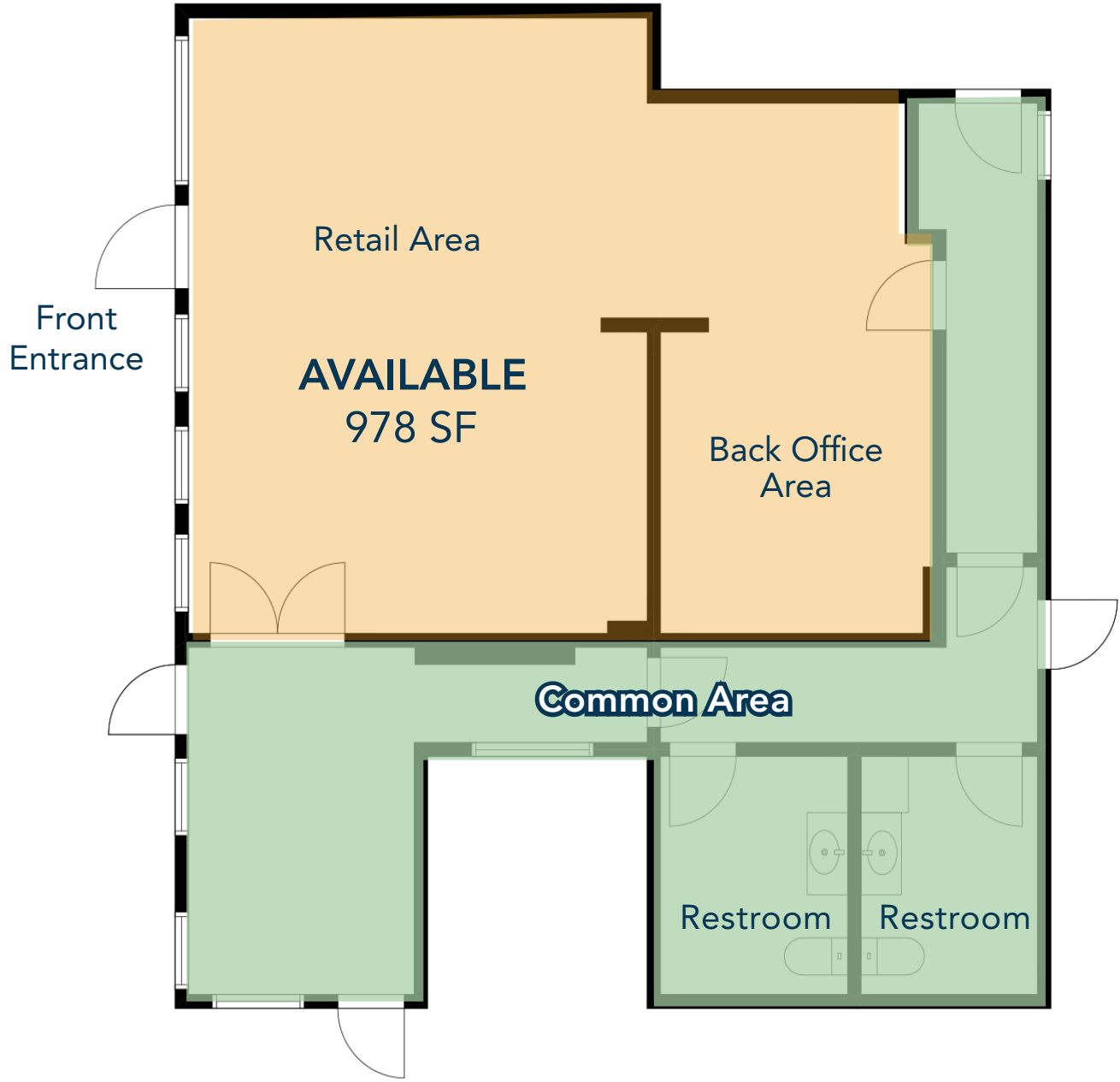
UNIT 4 FLOORPLAN



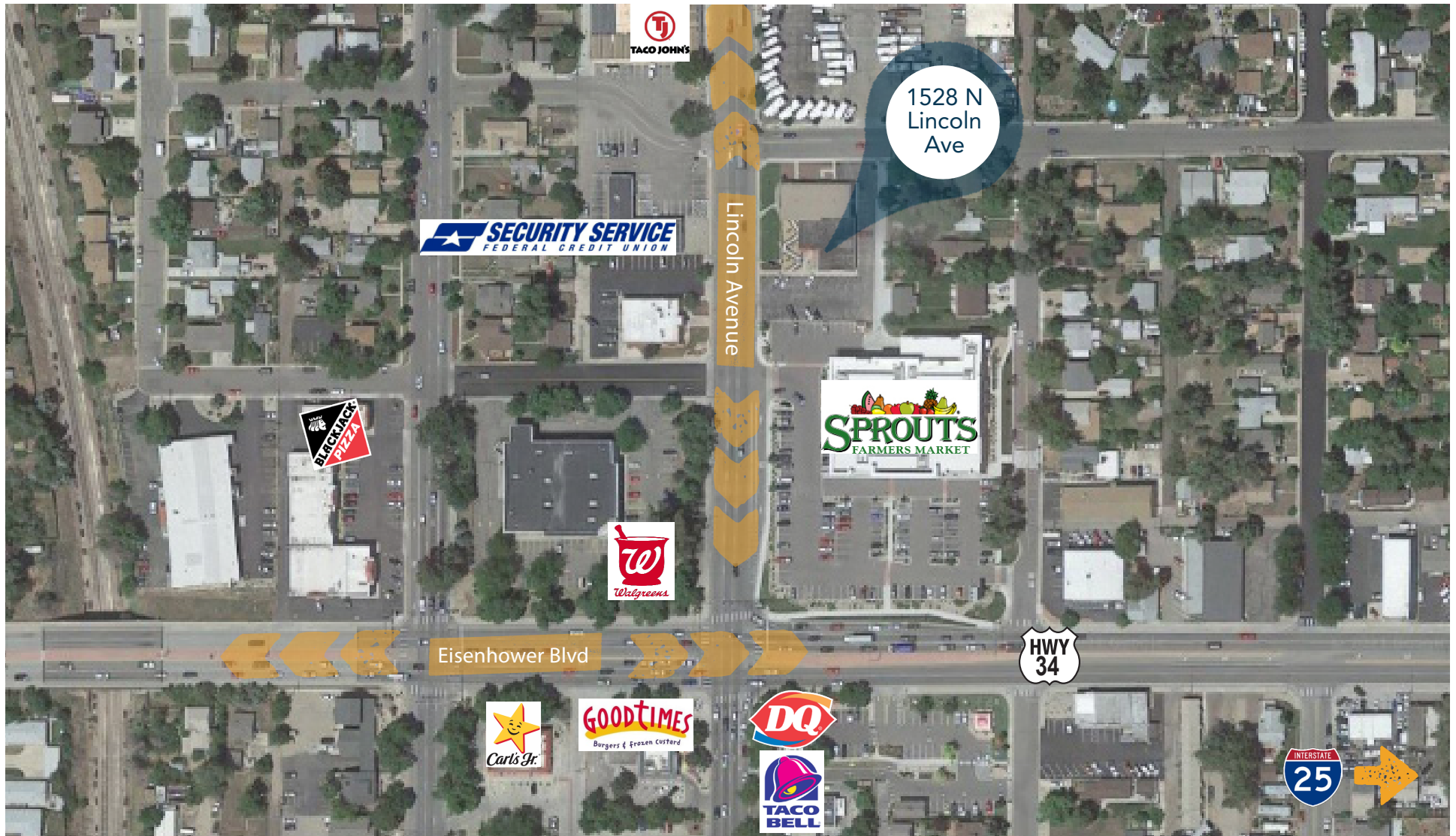
UNIT 6 PHOTOS



UNIT 6 FLOORPLAN



AERIAL 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.