

4194 & 4198

N GARFIELD AVE

LOVELAND, CO 80538

OPTIONAL STORAGE AVAILABLE

Detached Garages:

Single Garages (4): 12' x 24'

Double Garage (1): 24' x 24'

- Doors 8' high
- Ceilings 10' high

Space Available

Suite 4194: 1,564 SF

Suite 4198: 1,564 SF

Lease Rate

\$2,600/mo. gross*

\$2,400/mo. gross*

OPTIONAL DETACHED STORAGE ADD-ONS:

Single Garages (4): 12' x 24'

\$250/mo. ea.

Double Garage (1): 24' x 24'

\$500/mo.

HIGH-VISIBILITY OFFICE/RETAIL SUITES WITH OPTIONAL DETACHED STORAGE/GARAGE SPACES

- Second-floor suites with elevator access
- Frontage on N Garfield Ave / HWY 287
- Building and monument signage available
- Heated Sidewalk
- *Tenant pays electric & gas. (Avg. electric \$75/mo per suite. Avg. gas \$75/mo per suite.)

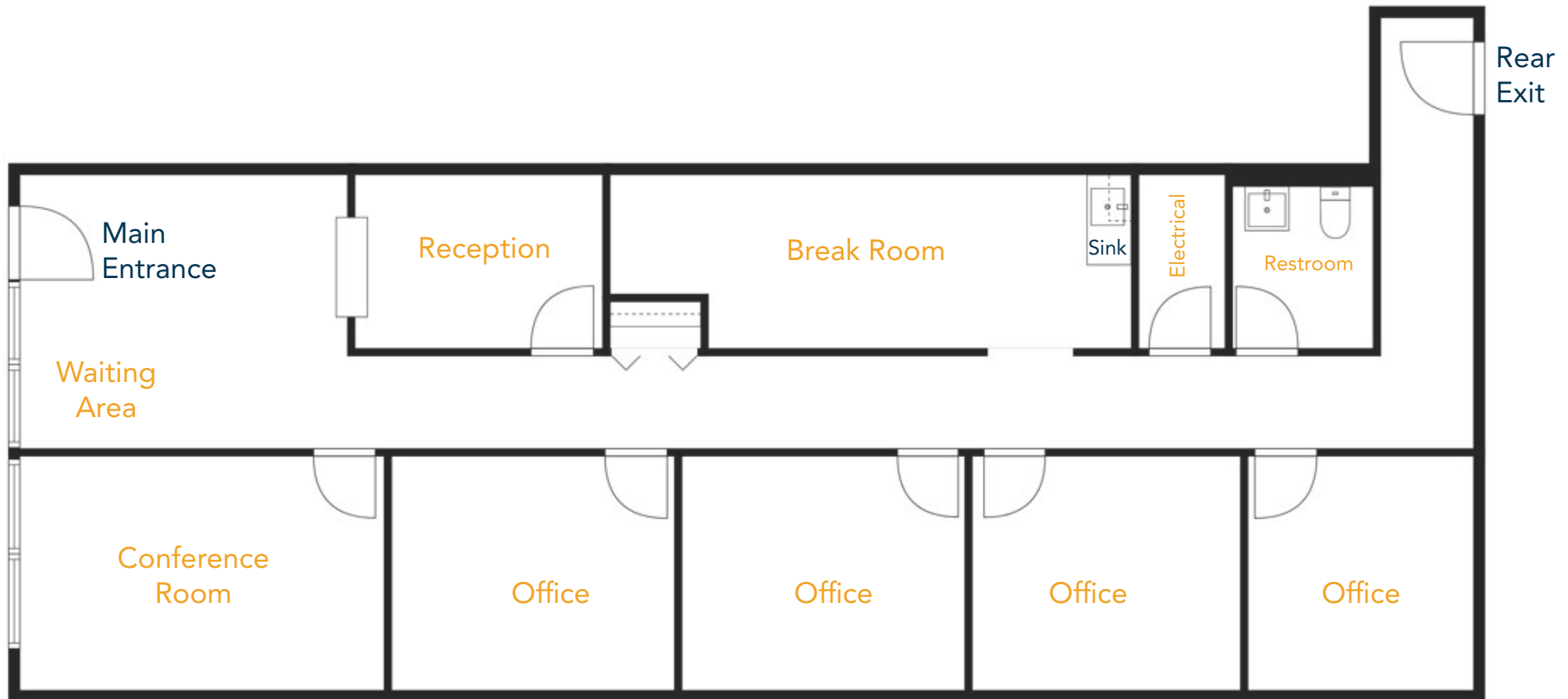


PHOTOS — UNIT #4194



FLOORPLAN — UNIT #4194

North



NICK NORTON, CCIM / JAKE ARNOLD / JACK CHUNKO

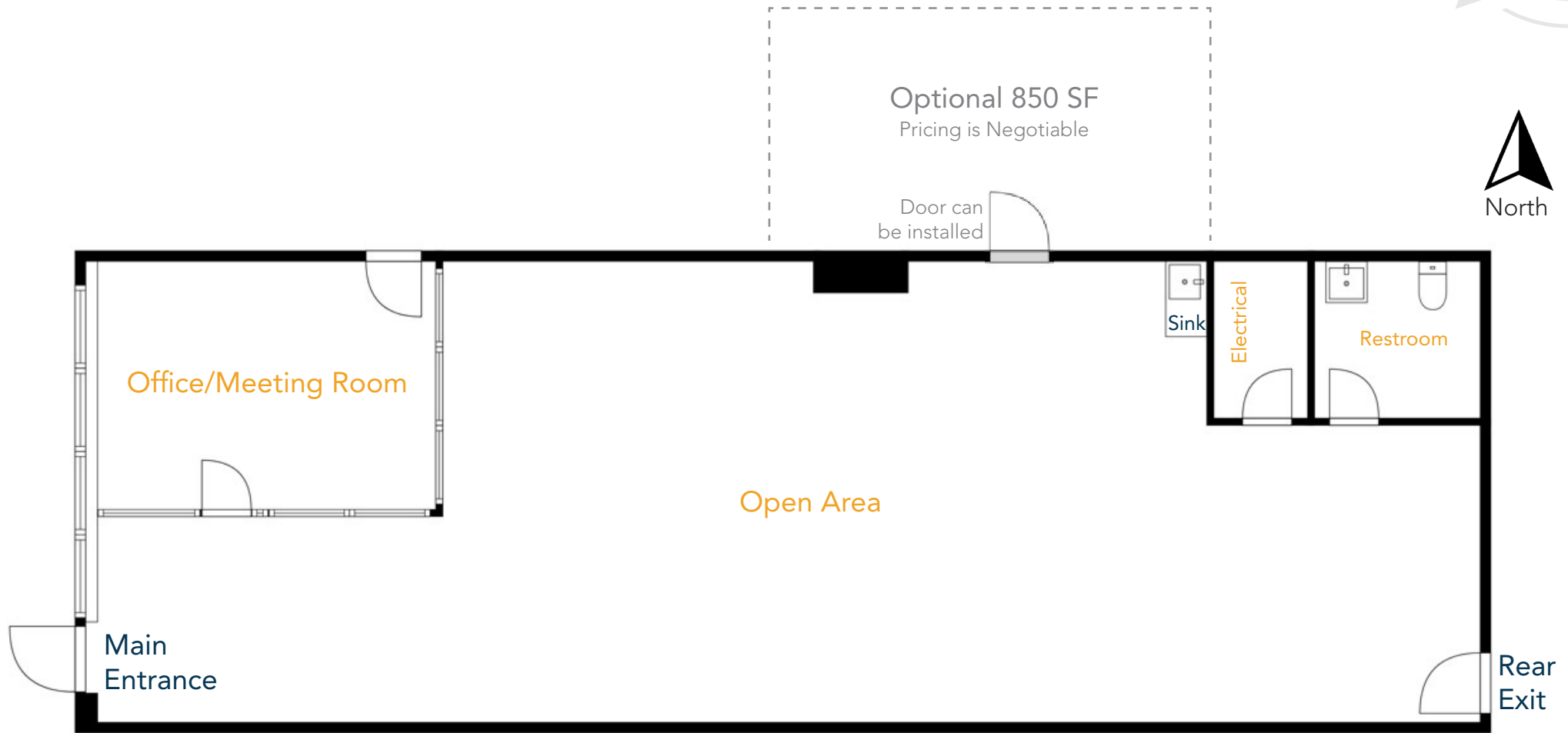
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PHOTOS — UNIT #4198



FLOORPLAN — UNIT #4198

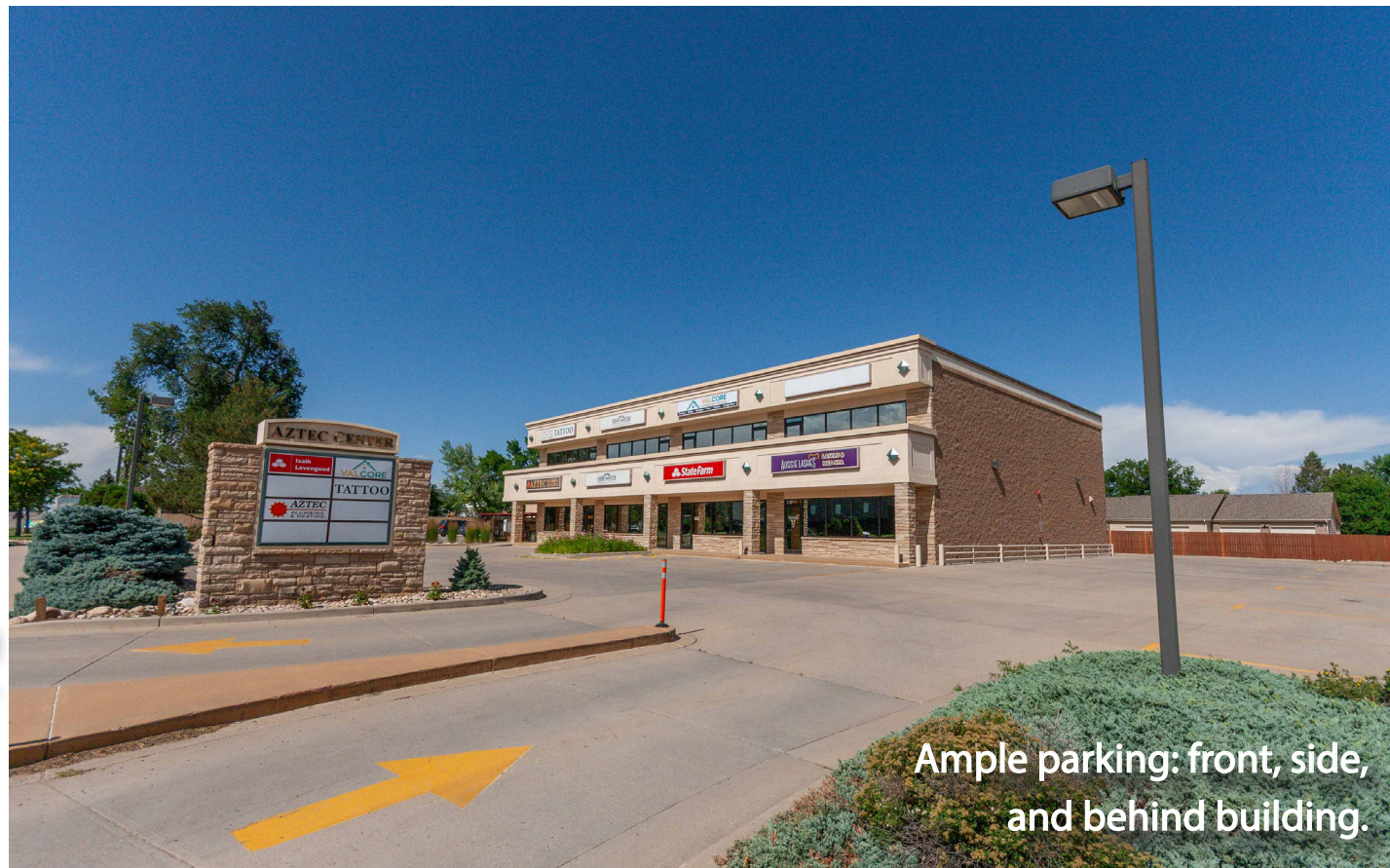
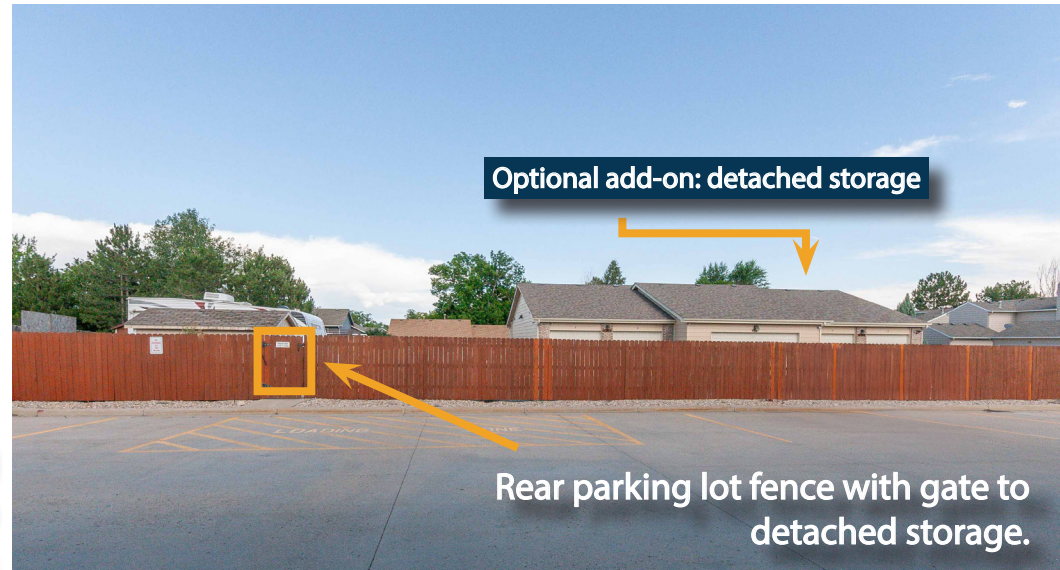


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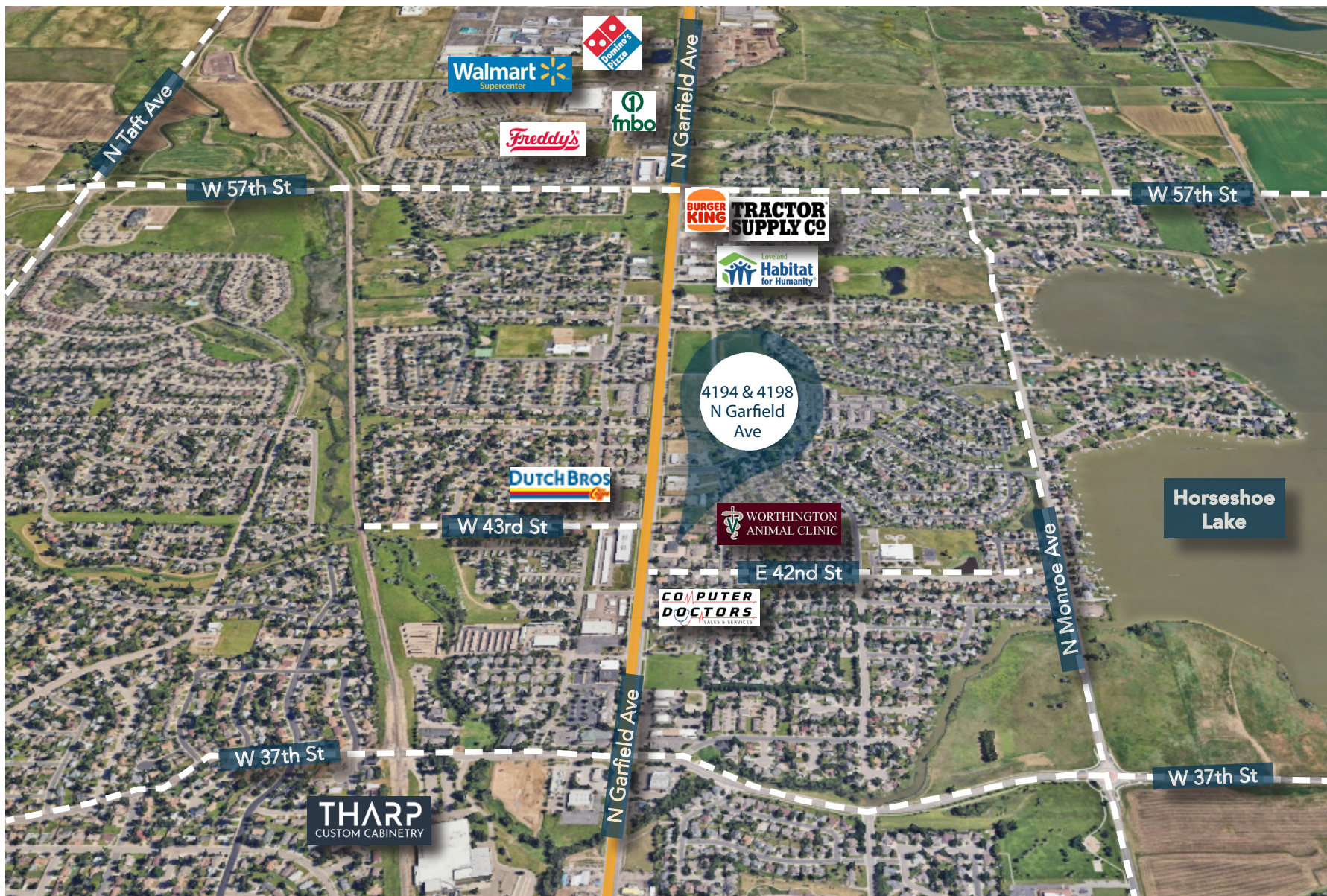
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PHOTOS — DETACHED STORAGE, VISIBILITY FROM HWY 287





4194 & 4198 N GARFIELD AVE AREA MAP



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