



4045 ST CLOUD DRIVE  
SUITE 180  
LOVELAND, CO 80538

Space  
Available:

3,876 SF

Sale Price:

\$1,259,700  
(\$325/SF)

Lease Rate:

\$19.00 / SF

NNN Rate:

\$13.28 / SF

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

- Consists of reception, open office space, private offices, conference room, secure storage, kitchenette, and shared lobby & restrooms
- Close proximity to I-25 and Crossroads Blvd
- Building signage available

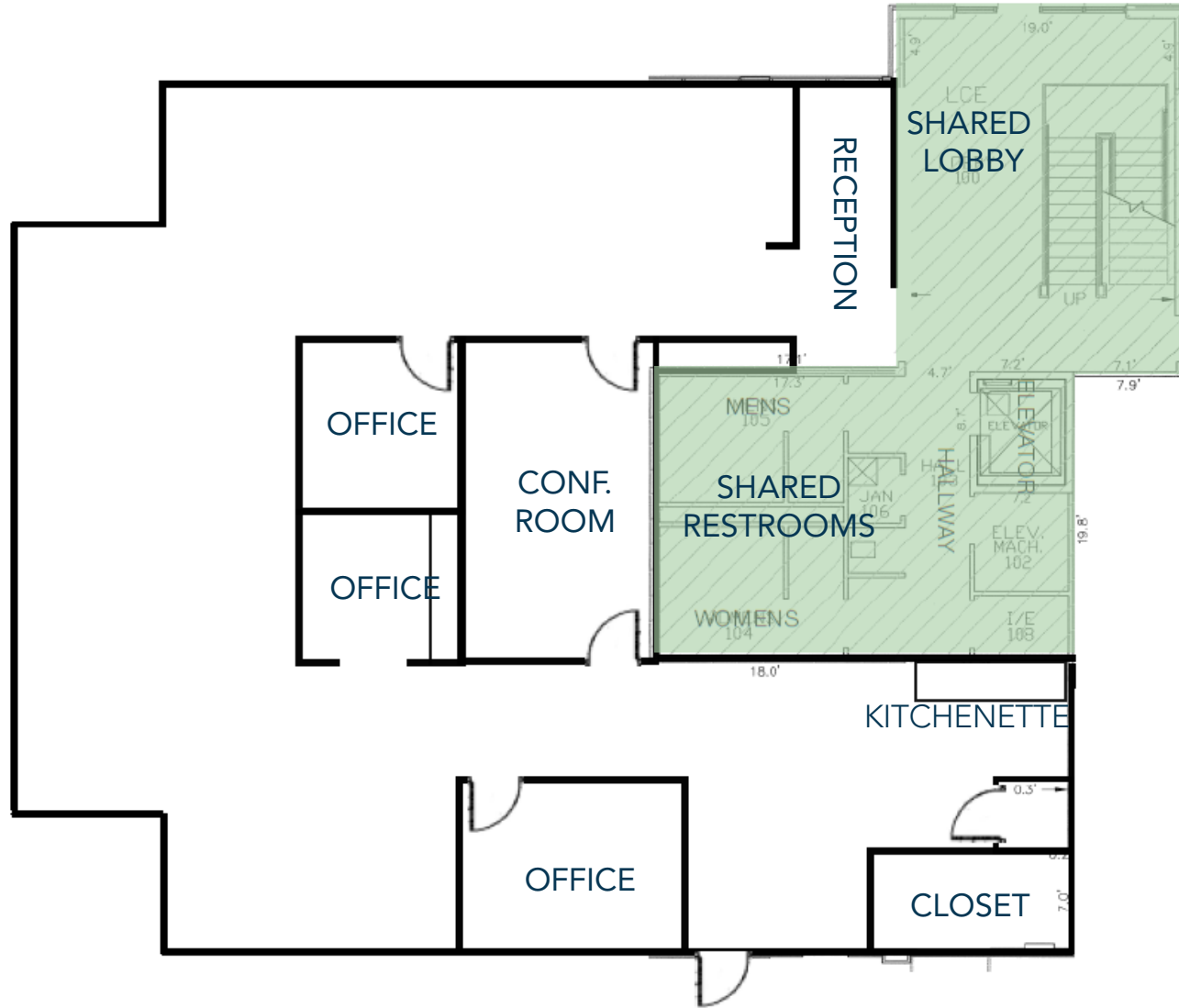


YOUR SIGN HERE

# SUITE #180 PROPERTY PHOTOS



# 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.