

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	\$9.42/SF
Unit 6: 971 SF	\$14.00 / SF NNN	\$9.42/SF

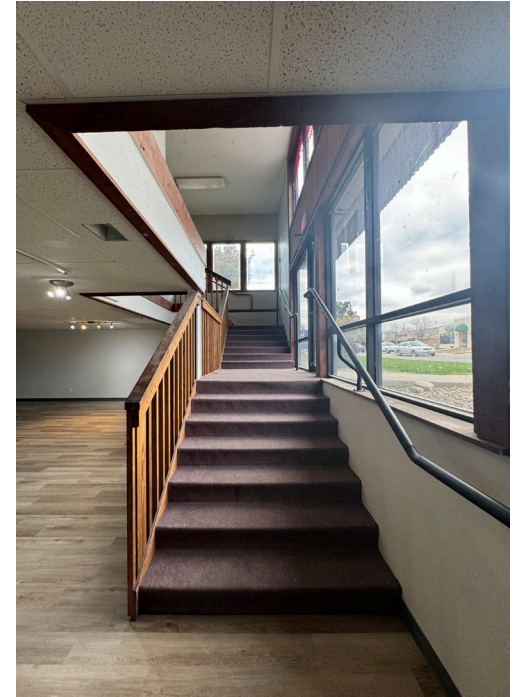
(*2025 estimate)

HIGH-VISIBILITY MONUMENT AND BUILDING SIGNAGE ON N LINCOLN AVENUE

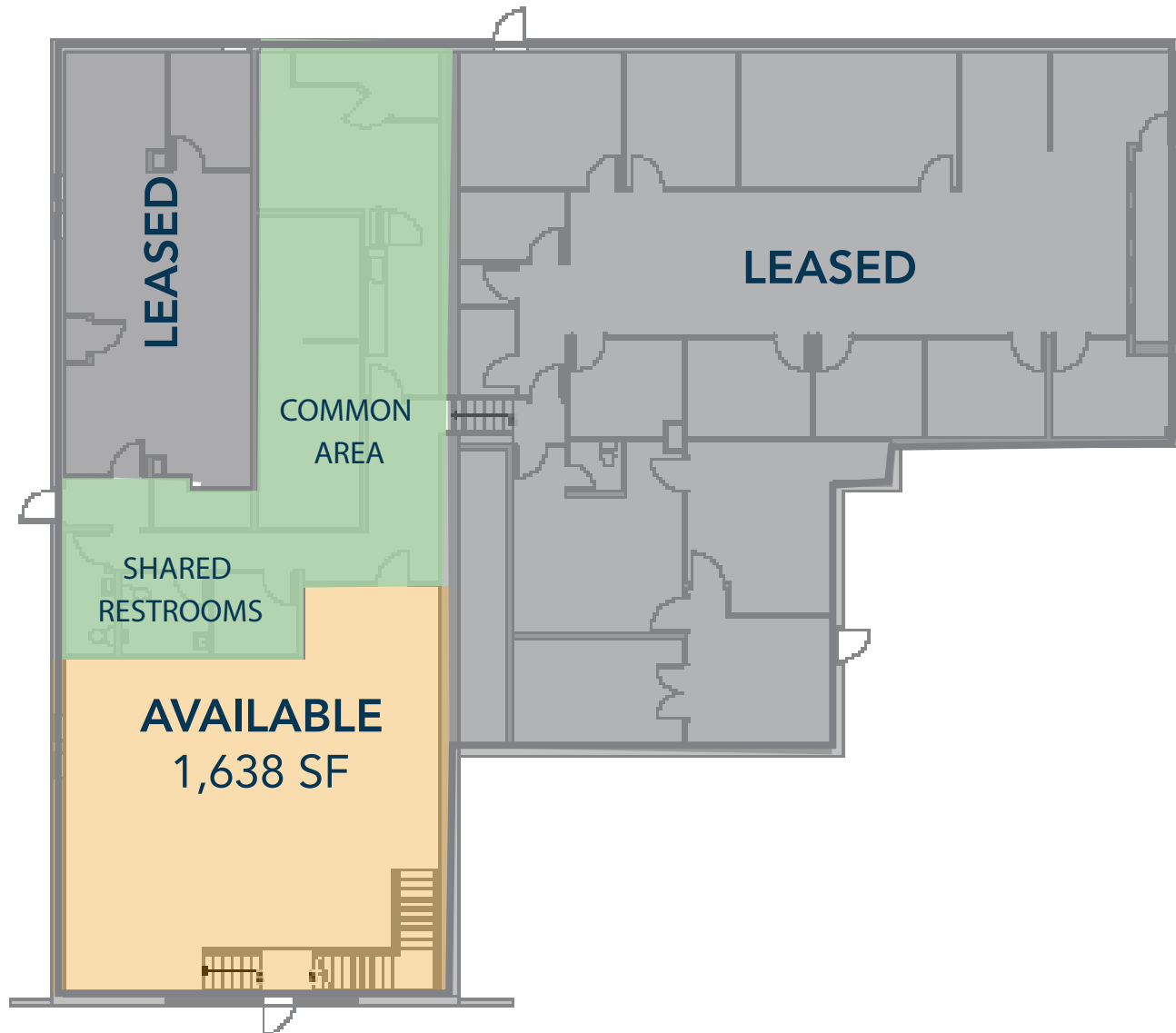
- Unit 4 is a garden-level unit on west side of building and features a large open space, shared restrooms, and break room
- Unit 6 is a second-level unit on south side of building and features a spacious retail area with large windows, a private back room, and shared restrooms
- Centrally located with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



UNIT 4 PHOTOS



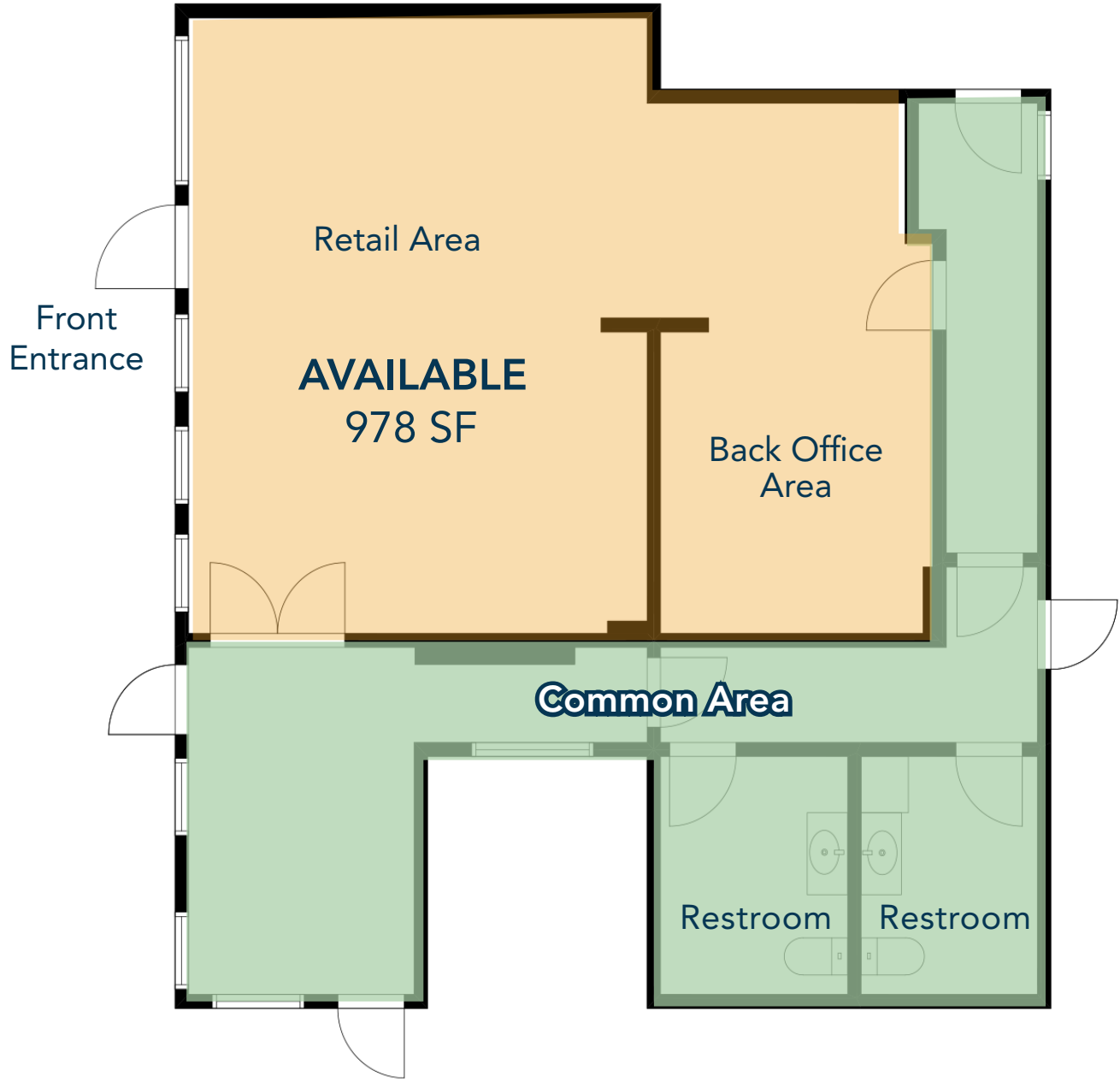
UNIT 4 FLOORPLAN



UNIT 6 PHOTOS



UNIT 6 FLOORPLAN



AERIAL MAP



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD

125 S Howes Street, Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.