



PROPERTY DETAILS

Available Space:

Suite A: 1,917 RSF

Lease Rate: \$15.00/RSF NNN

(NNN est. \$7.04/SF)

Proposed Use:

- Real Estate
- Legal
- Chiropractor
- Physical Therapy

Nathan Klein

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Rico Devlin

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NORTH LOVELAND PROFESSIONAL OFFICES

LEASE RATE: \$15.00/RSF NNN (\$7.04/SF)

- Functional and well maintained professional office space
- Convenient access to Fort Collins and Loveland from US Highway 287
- Large open workspace plus 5 private offices, kitchenette/break area and large conference/training room and restroom
- Ideal for any professional offices including real estate, financial services, legal services, engineering office, and many more
- Ample parking in front, monument signage at entry and on US Highway 287



DEMOGRAPHICS (Source: STDB Online 2024, radius)

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|-----------|-----------|-----------|
| 2023 Population | 9,676 | 42,990 | 89,501 |
| Avg. HH Income | \$101,953 | \$104,533 | \$113,926 |
| Households | 4,301 | 19,207 | 43,455 |
| Businesses | 223 | 1,502 | 4,070 |
| Employees | 1,963 | 13,665 | 46,028 |



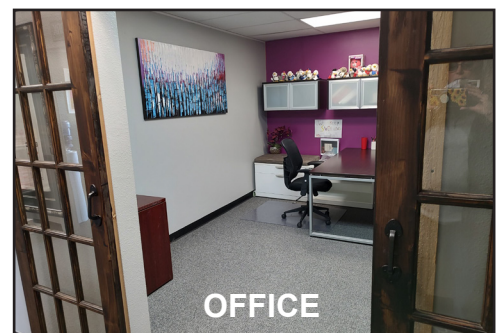
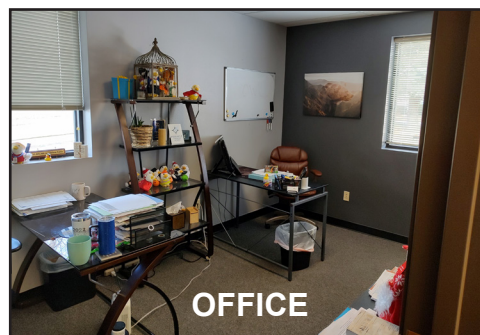
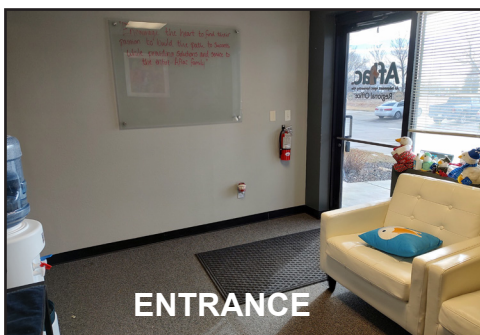
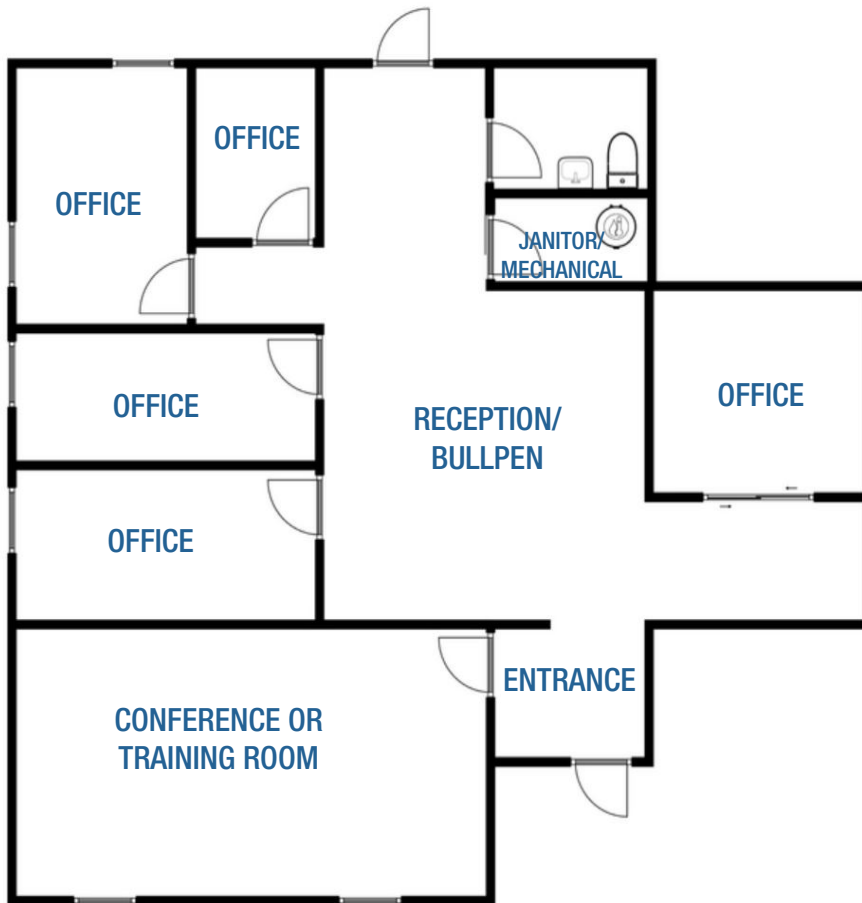
TRAFFIC COUNTS (Source: STDBOnline)

N. Garfield/ US Hwy 287 @ 51st St. 29,800 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 2/13/2024

OFFICE SPACE FOR LEASE

5110 Granite Street, Loveland, CO



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OFFICE SPACE FOR LEASE

5110 Granite Street, Loveland, CO



Commercial development of the Highway 287 Corridor continues to grow and to be the ideal location midway between Loveland and Fort Collins for any growing business



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