

PROPERTY DETAILS

Available Space:

Suite A: 1,917 RSF
Suite C: 1,146 RSF

Lease Rate: \$15.00/RSF NNN
(NNN est. \$7.37/SF)

Proposed Use:

- Real Estate
- Legal
- Chiropractor
- Physical Therapy
- Engineering/Survey
- Property Management

NORTH LOVELAND PROFESSIONAL OFFICES LEASE RATE: \$15.00/RSF NNN (\$7.37/SF)

- Functional and well maintained professional office space, recently updated with new paint, carpet and more
- Convenient access to Fort Collins and Loveland from US Highway 287
- Suite A has large open workspace plus 5 private offices, kitchenette/break area and large conference/training room and restroom
- Suite C has 3 private offices, conference, reception, breakroom and restroom
- Ideal for any professional offices including real estate, financial services, legal services, and many more
- Ample parking in front, monument signage at entry and on US Highway 287

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DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	10,106	46,722	104,189
Avg. HH Income	\$101,953	\$111,975	\$119,402
Households	4,157	19,342	43,640
Businesses	197	1,626	4,376
Employees	1,644	15,167	50,195



TRAFFIC COUNTS (Source: STDBOnline)

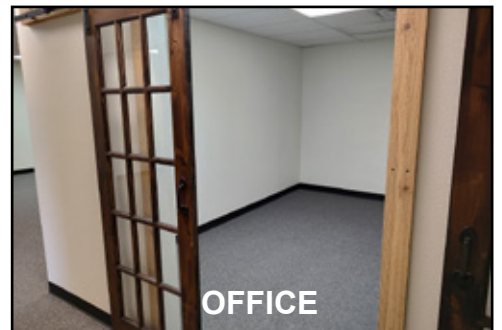
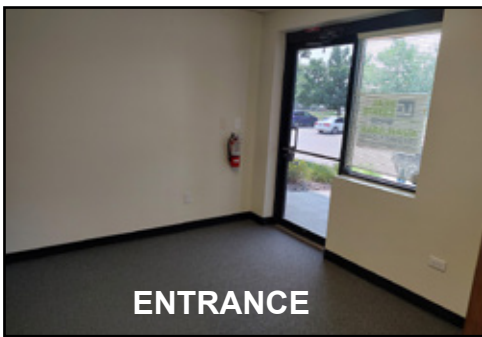
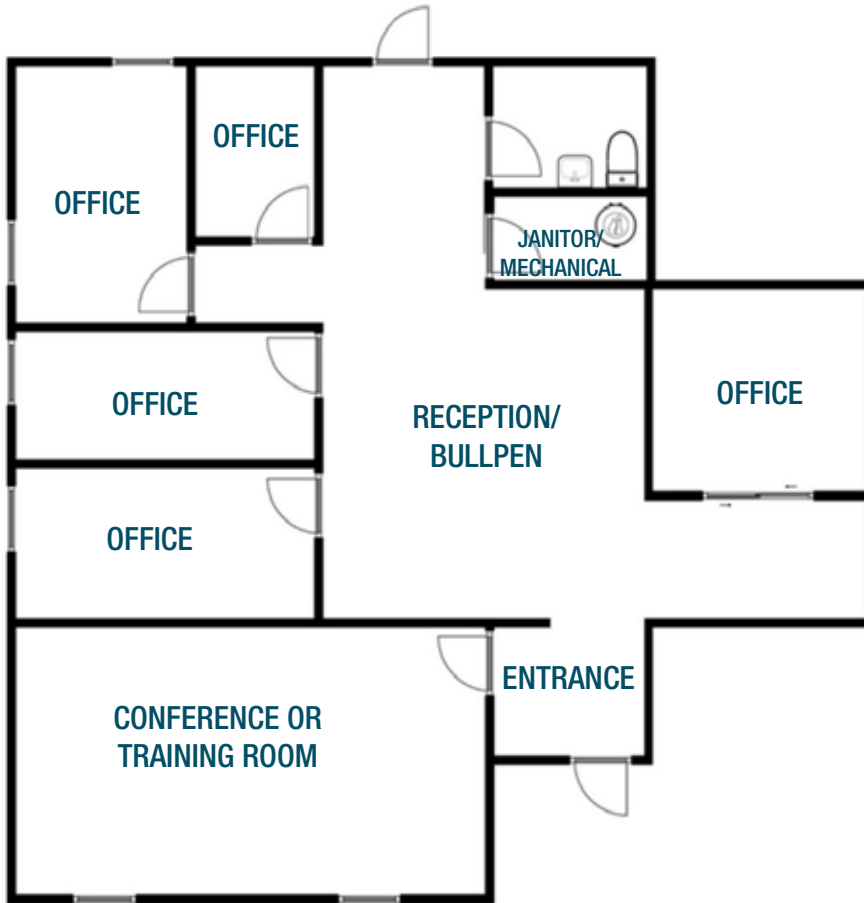
N. Garfield/ US Hwy 287 @ 51st St. 29,800 VPD

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. 2/18/2025

OFFICE SPACE FOR LEASE

5110 Granite Street, Loveland, CO

SUITE A - 1,917 RSF



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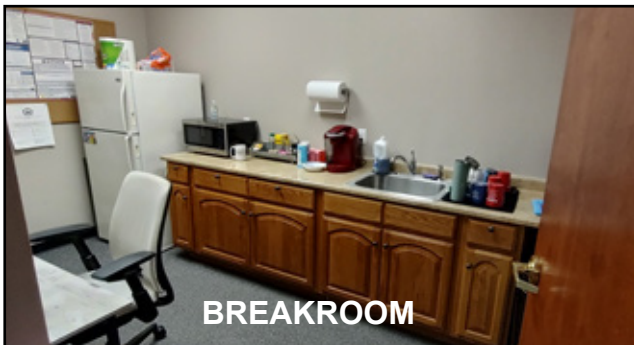
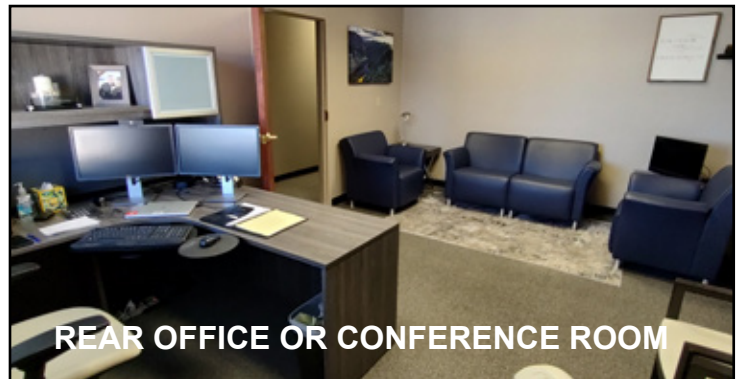
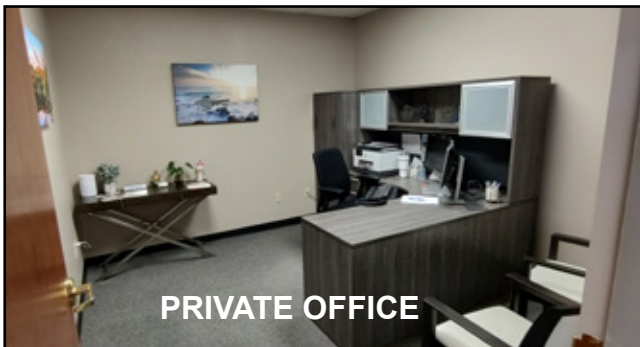
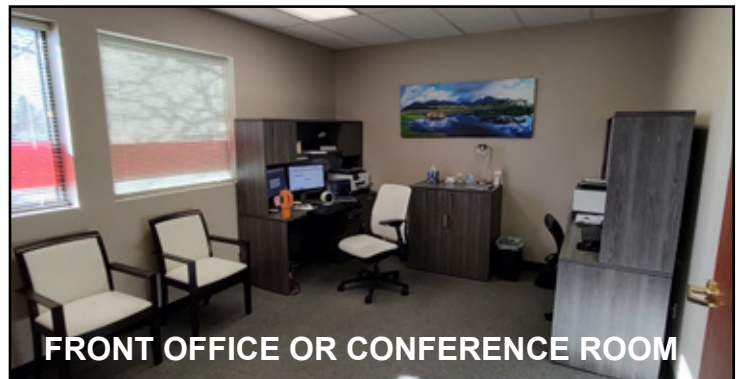
OFFICE SPACE FOR LEASE

5110 Granite Street, Loveland, CO



SUITE C - 1,146 RSF

- Two private offices
- Conference room or large office
- Breakroom
- Private restroom



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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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