

OFFICE SPACE FOR LEASE

4206 N. Garfield Ave., Loveland, CO



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space:

Suite 4206: 820 RSF

Lease Rate:

Suite 4206: \$2,000/Month

Modified Gross -

includes water/sewer
(electric & gas not included)

Proposed Use:

Professional office, counseling, real estate, and more

Kyle Percy

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co-listed with:

Matthew Walkowicz

Broker Associate

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AZTEC BUSINESS PLAZA

LEASE RATE: \$2,000/MONTH MG

- High visibility office/retail spaces available in North Loveland
- Building signage and monument signage available on Garfield Ave with 32,000 VPD
- Close proximity to major retail centers, many rooftops and lots of services and amenities
- Well maintained property with professional appearance and cohesive tenant mix; units are condominiumized
- Suite 4206 - main floor space with one private office, large open workspace, kitchenette and private restroom
- Tenant finish allowance negotiable for long term tenants



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	11,055	54,703	101,515
Avg. HH Income	\$92,196	\$100,659	\$110,195
Households	4,572	23,453	42,491
Businesses	393	2,338	4,151
Employees	3,708	22,768	47,262



TRAFFIC COUNTS (Source: STDB Online)

N. Garfield/US Hwy 287 @ Property

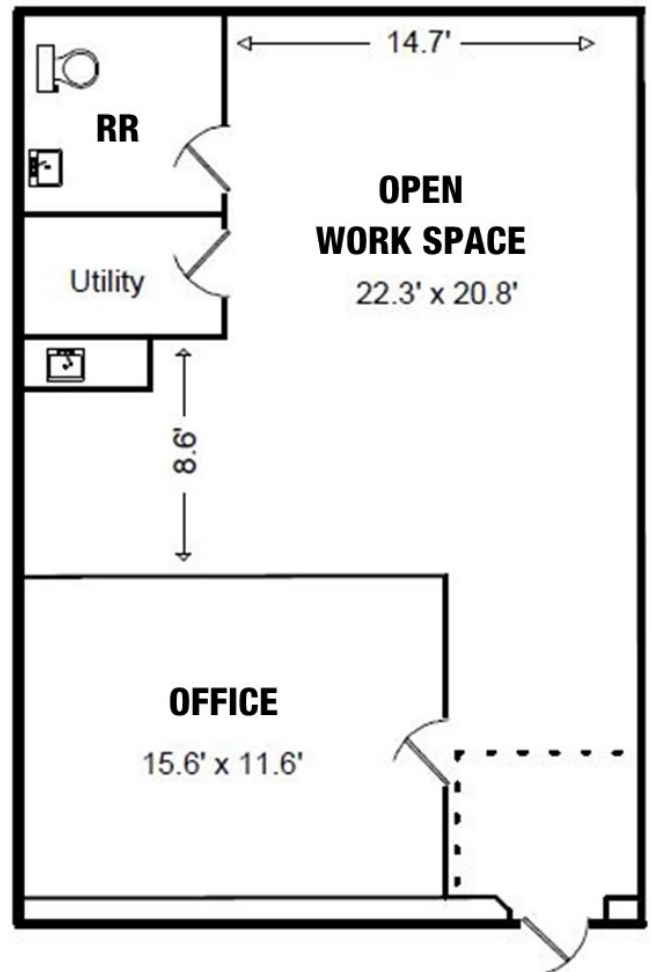
32,000 VPD

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. 4/17/2024



Suite 4206

- 820 RSF
- Open layout
- Private office or conference room
- Private restroom
- Kitchenette
- Radiant floor heat



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