

DOWNTOWN LOVELAND RETAIL FOR LEASE



Conceptual Rendering



- Exciting retail redevelopment across from The Foundry on 3rd Street & Lincoln Avenue
- Plans include new façade with storefront windows, roll-up doors, signage & outdoor area
 - Tenant Improvement allowance available dependent on specific deal structure
- Ideal location for a multitude of retail, restaurant, brewery, and entertainment uses
 - Several configurations available depending on tenant requirements

Lease Rate: \$20.00-\$30.00/SF NNN (\$5.50/SF Exp.) | 1,688-7,280 SF

**300 N. Lincoln Ave.
Loveland, Colorado**

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DOWNTOWN LOVELAND RETAIL SPACE

300 N. LINCOLN AVE
LOVELAND, CO 80537



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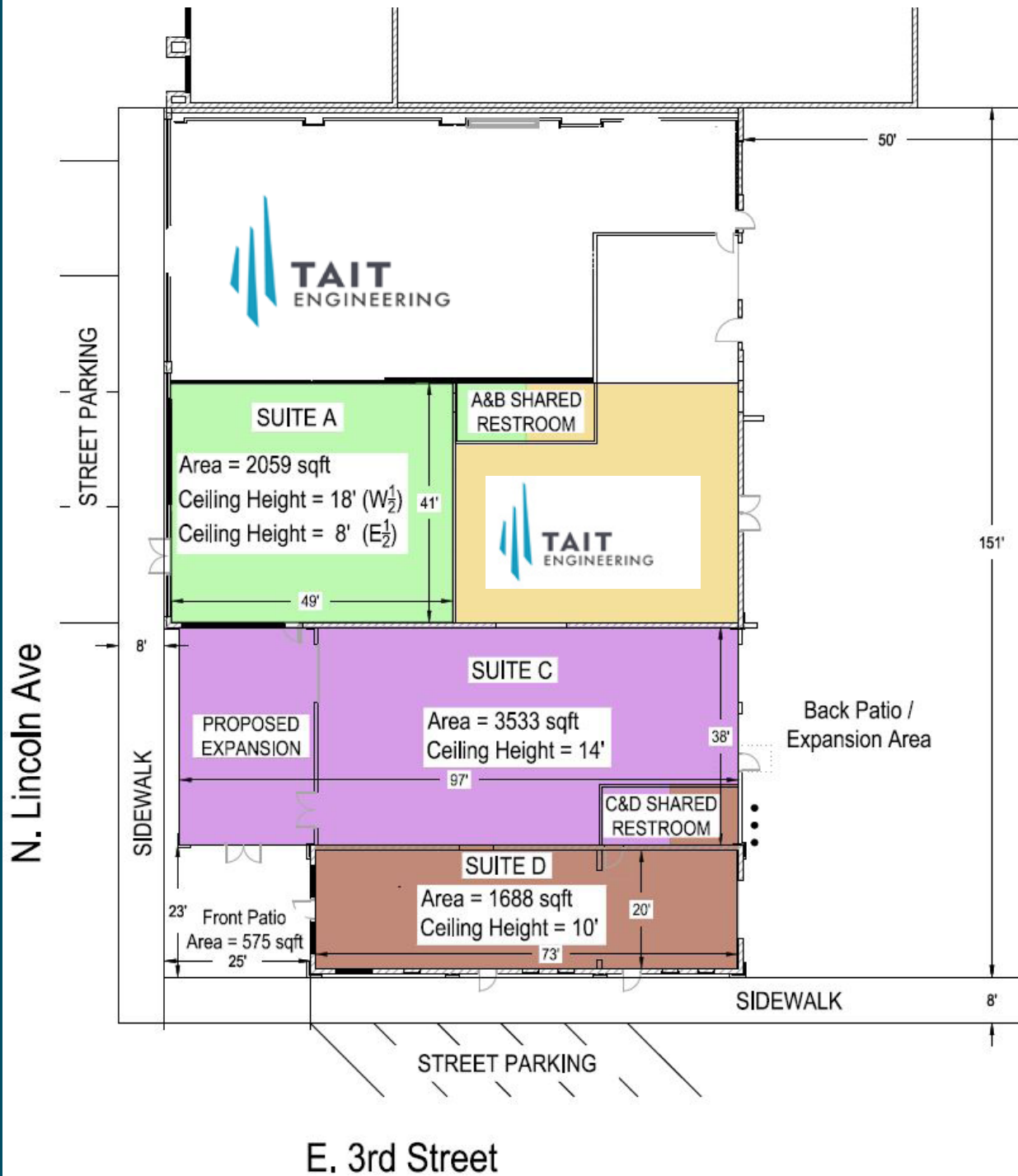
Conceptual Exterior

- New storefront glass and an inviting patio area ties into the Lincoln Avenue foot traffic
- Potential to expand the building footprint to accommodate Tenants' needs or create an enclosed patio along Lincoln Avenue

Conceptual Interior

- Conceptual Plans for a Bar/Restaurant concept allowing for Tenants' specific design aesthetics





SUITE A : 2,059 RSF

Direct access from N. Lincoln Ave
18' Ceiling height
Storefront window potential

SUITE C : 3,533 RSF

Direct access from N. Lincoln Ave
14' Ceiling height
Storefront window potential
Front patio use available
Available combined with Suite B and/or Suite D

SUITE D : 1,688 RSF

Direct access from N. Lincoln Ave
10' Ceiling height
Storefront window potential
Front patio use available
Available combined with Suite C

NOTE: Suites can be combined or leased separately as needed.

PROPERTY PHOTOS



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- 1 Patina Flats - 155 unit premium designed apartments, ground level retail
- 2 Lincoln Place Apts - 300+ residential apartments. Walking distance to all downtown amenities
- 3 The Draper - Coming Soon Approved parking garage, distinctive residences and mixed use, retail and office
- 4 Metrolux Dine-In Theater High-tech projection, seven screens, reclining seats and restaurant/bar
- 5 The Foundry - Residential, parking garage, commercial and retail spaces, and event courtyard
- 6 Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities



