



## ONE SPACE REMAINING

### PROPERTY DETAILS

Available Space:

Suite 104: 1,631 RSF

Lease Rates:

\$12.00/RSF NNN (existing floorplan)

\$16.00/RSF NNN (fully remodeled - new flooring, lighting, kitchen, etc.)

Expenses: NNN \$7.31/SF

w/utilities NNN \$8.83/SF

Co-Tenants:

- Peakview Wealth Management
- Kenna Real Estate Co.
- Affinity Managed Properties
- Sensitive Solutions Behavioral Health
- Holistic Pain Management

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### CREEKSIDE PLAZA OFFICE BUILDING

**LEASE RATE: \$12 - \$16/SF NNN (\$7.31/SF)**

- Move-in ready office suite in excellent location with direct frontage along North Garfield Ave./US Highway 287 in central Loveland
- Garden level suite - ideal training or conference space with kitchenette
- Easily converted to professional office space with build-out with long term lease
- Great building with high visibility monument signage available
- Recently updated common areas and office suites
- Ideal for any professional office including financial services, legal, title company, real estate and more



#### DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	11,679	55,983	98,894
Avg. HH Income	\$93,187	\$102,823	\$114,229
Households	4,862	24,117	41,646
Businesses	541	2,672	4,290
Employees	4,800	25,895	49,738



#### TRAFFIC COUNTS (Source: STDBOnline)

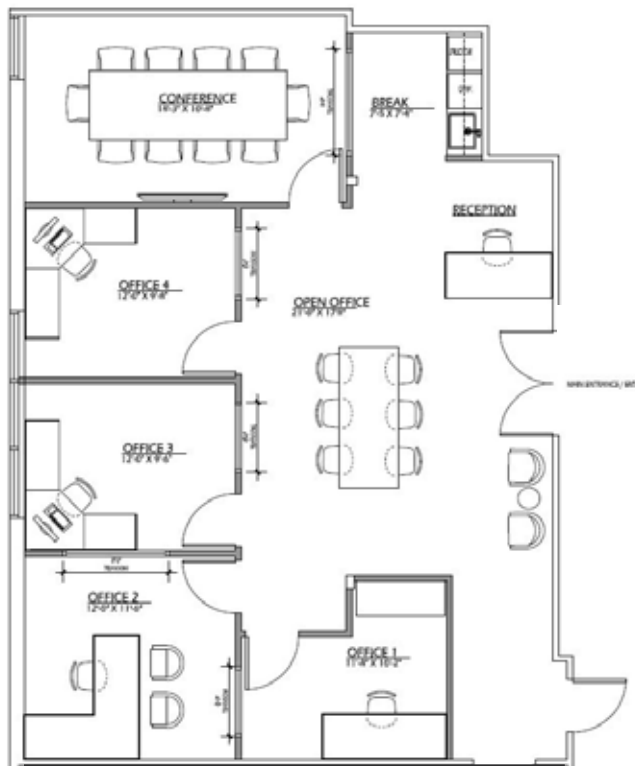
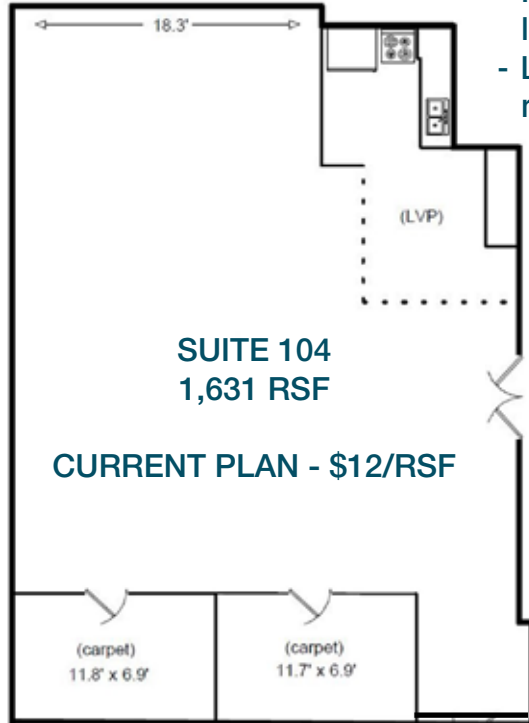
N. Garfield Ave/US Hwy 287 - S. of Property	30,000 VPD
E. 37th Street - east of N Garfield Ave.	4,250 VPD

# CREEKSIDE OFFICE SUITE

3780 N. Garfield Ave., Loveland, CO

## SUITE 104

- Ideal training or conference use with service kitchen
- Flexible for open office, cube setup, or physical therapy gym, yoga/pilates, or other open space needs
- Landlord Proposed Plan creates private offices, conference room and reception - remodel includes flooring, lighting, and kitchen



**SUITE 104**  
**PROPOSED PLAN - \$16/RSF**



# CREEKSIDE OFFICE SUITE

3780 N. Garfield Ave., Loveland, CO



## Distance to:

- Downtown Loveland - 6 min/2 miles
- Fort Collins - 17 min/11 miles
- Windsor - 20 min/14 miles
- Greeley - 28 min/22 miles
- Berthoud - 15 min/9 miles
- Johnstown - 20 min/14 miles

- Excellent Central Loveland location
- Close to restaurants, grocery, health clubs, and medical services
- Monument signage on US Highway 287

