

EXCLUSIVELY OFFERED BY:

**REALTEC**

COMMERCIAL REAL ESTATE SERVICES

# HIGH QUALITY DOWNTOWN LOVELAND OFFICE SPACE

451 N. RAILROAD AVENUE | SUITE 100 | LOVELAND, CO 80537

**PRICE  
IMPROVEMENT**



**Bruce Campbell**

970.231.6824

bruce@realtec.com

**Patrick O'Donnell**

970.231.5576

patricko@realtec.com

[WWW.REALTEC.COM](http://WWW.REALTEC.COM)

# PROPERTY SUMMARY

Bruce Campbell  
970.231.6824  
bruce@realtec.com

Patrick O'Donnell  
970.231.5576  
patricko@realtec.com

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## PROPERTY TYPE

OFFICE

## SQUARE FOOTAGE

1,500 - 4,083 RSF

## NEW RATE!

**\$10.00/SF NNN**

~~\$16.00/RSF NNN~~

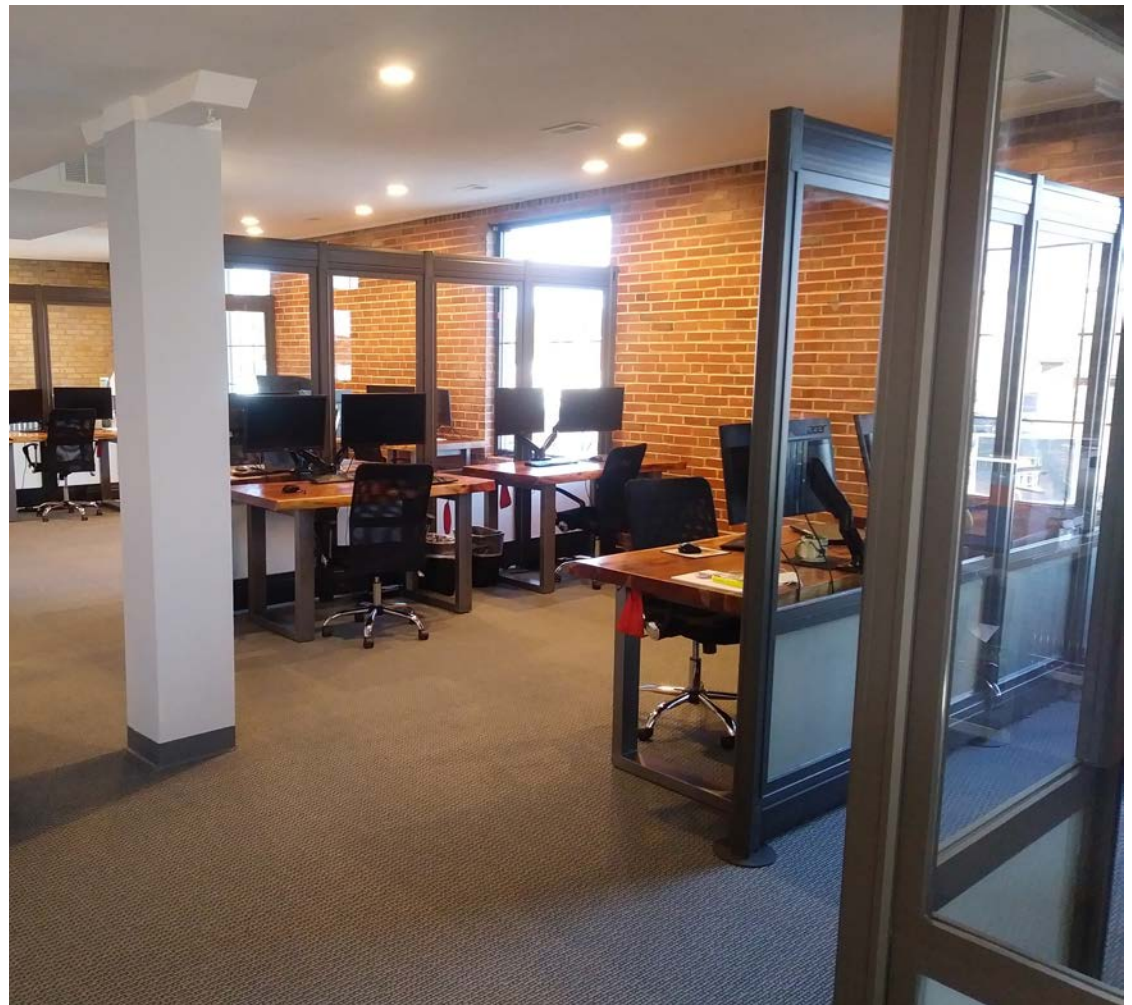
(NNN EST. \$6.26/SF)

**SIGNIFICANTLY LESS THAN  
COMPARABLE PROPERTIES**

This stylistic office space offers exposed brick, large windows, collaborative workspaces and large offices which will enhance creativity, collaboration and efficiency among employees. Amazing location in thriving downtown Loveland with its restaurants, breweries, theatres, galleries and quaint shops a few short steps away. Flexible floor plan will easily allow for other configurations to meet almost any tenant's needs.

## FEATURES

- Historic Downtown Loveland office space tastefully updated with quality finishes
- 3 executive offices, multiple workspaces, kitchenette/bar/break area, conference room, 2 bathrooms
- Ideal location steps from restaurants, breweries, bars, shops & entertainment
- Abundant parking (rare for downtown buildings)
- All finishes less than 4 years old
- Large windows and exposed brick
- Operable overhead door for nice days

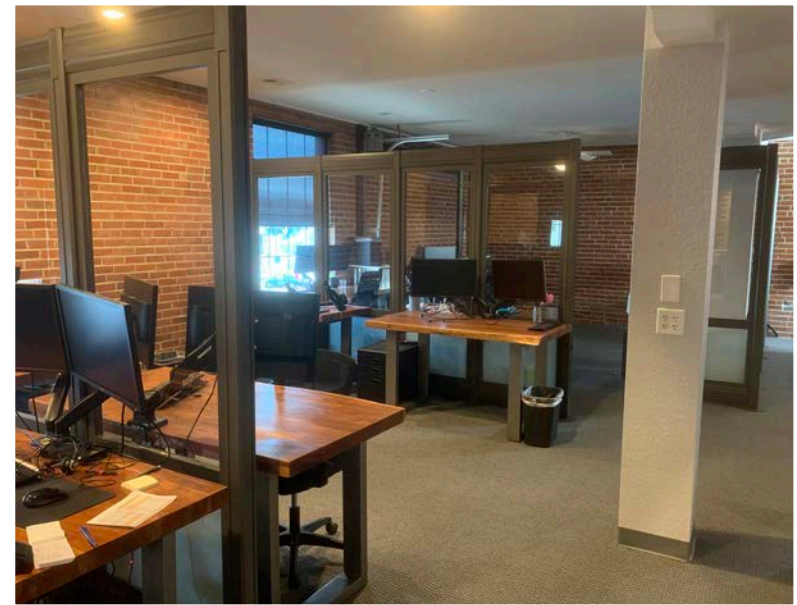
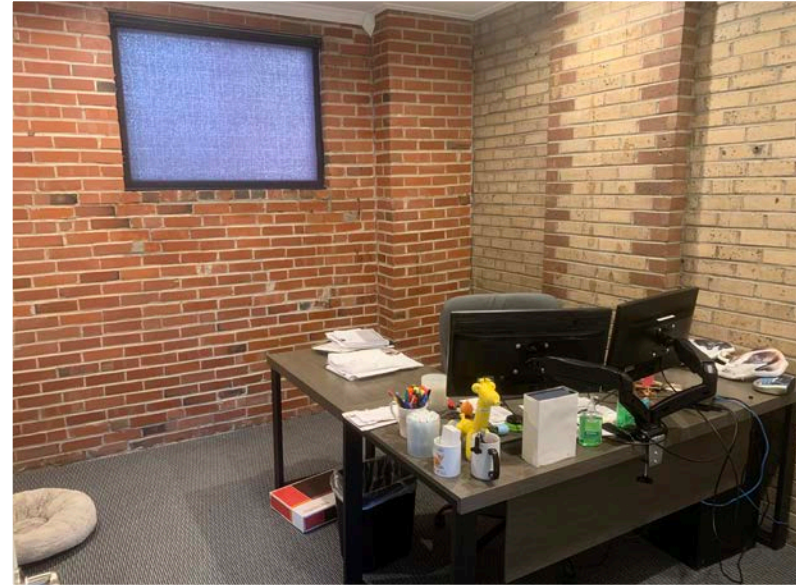
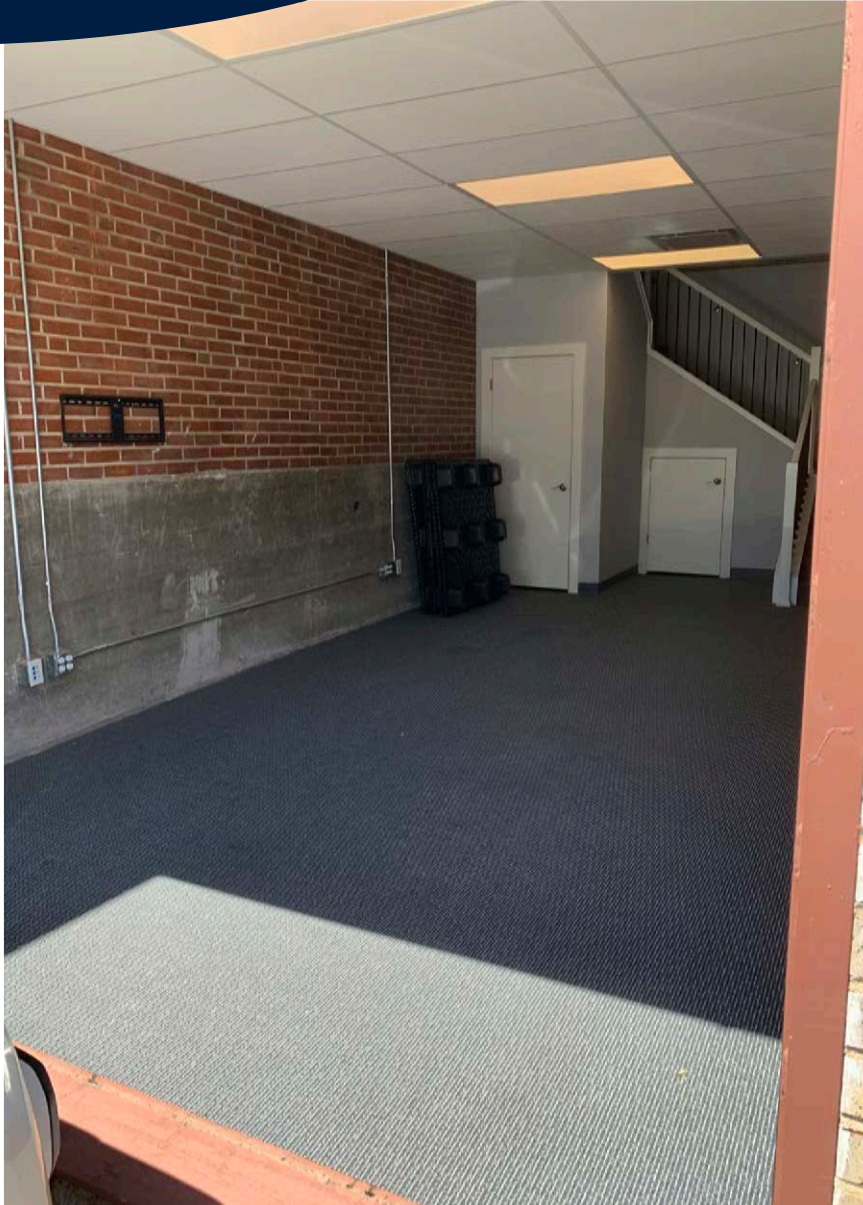


# INTERIOR PHOTOS

Bruce Campbell  
970.231.6824  
bruce@realtec.com

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970.231.5576  
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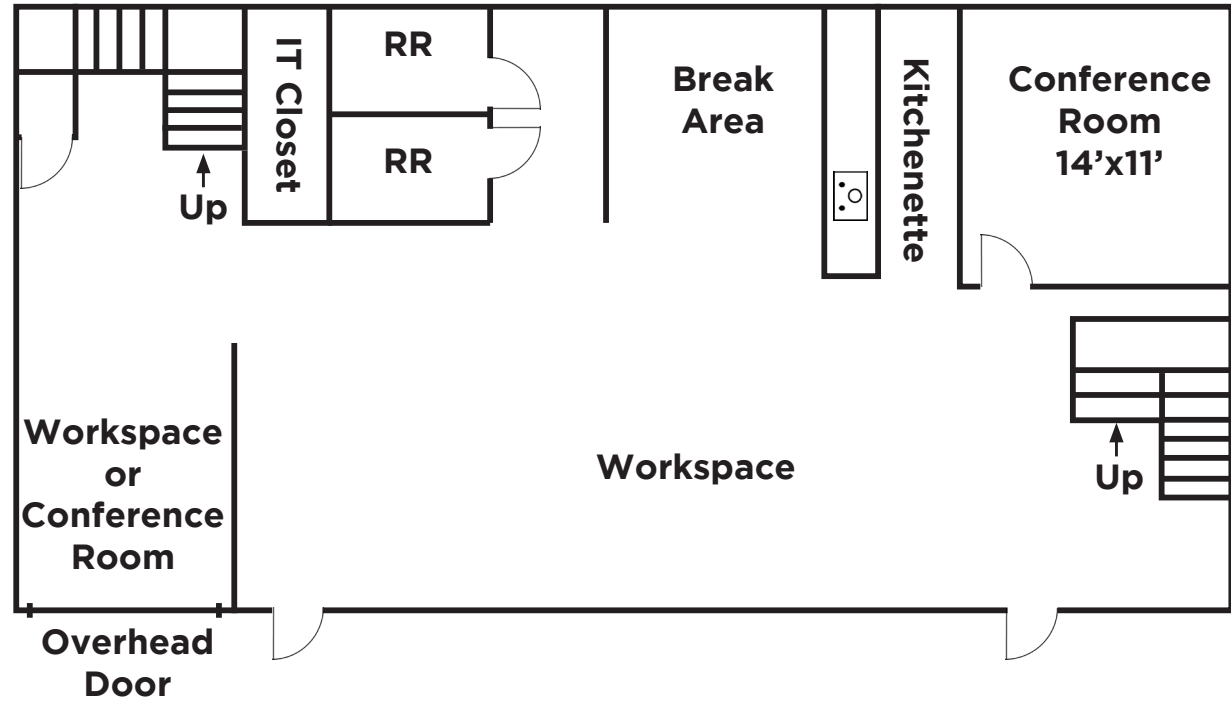
# FLOOR PLANS

Bruce Campbell  
970.231.6824  
bruce@realtec.com

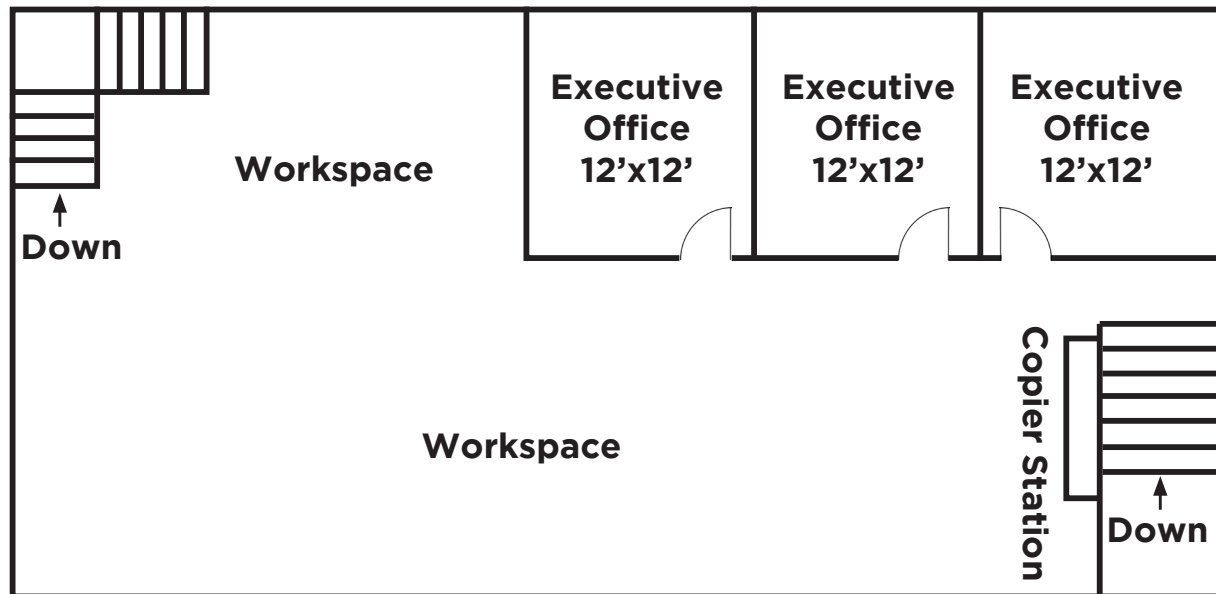
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## 1ST FLOOR



## 2ND FLOOR

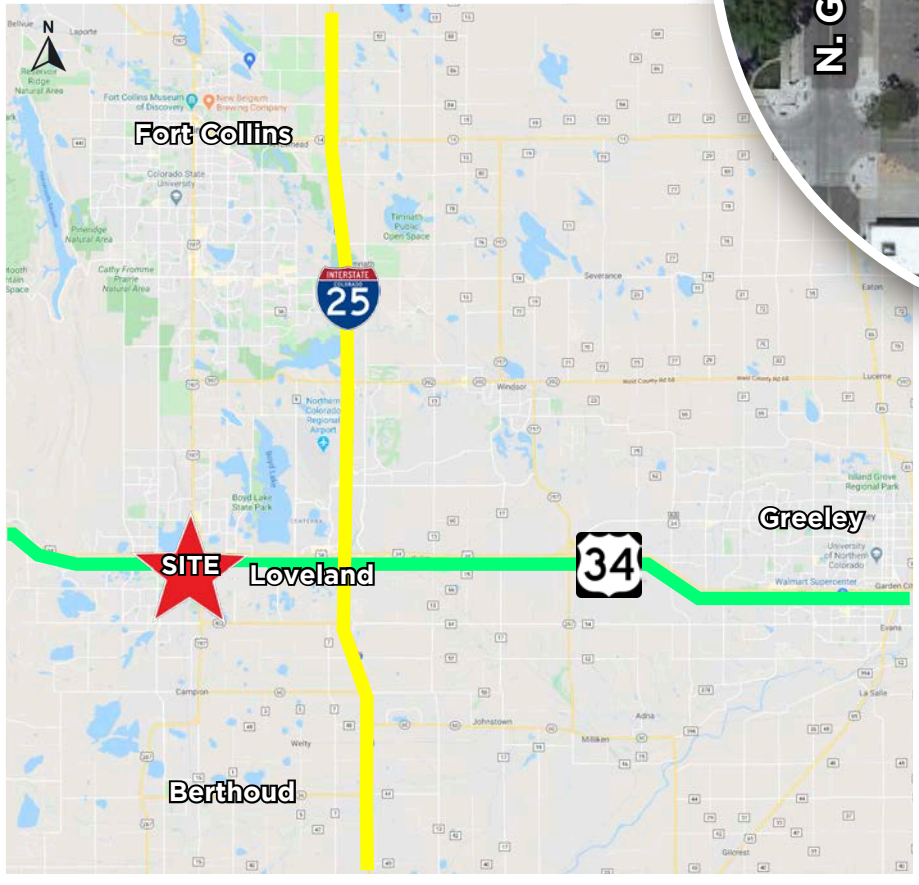


# LOCATION DETAILS

Bruce Campbell  
970.231.6824  
bruce@realtec.com

Patrick O'Donnell  
970.231.5576  
patricko@realtec.com

WWW.REALTEC.COM



# AREA INFORMATION

**Bruce Campbell**  
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## ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the "Gateway to the Rockies." Within the city you'll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.



Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour's drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

## ACCOLADES

**2020 Governor's Award for Downtown Excellence**

**Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015**

**Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016**

**Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016**

**Best Places to Live in the West (Loveland) - Sunset Magazine, 2014**

**Fort Collins-Loveland Ranked #1 for "Top 10 Stable, Growing Markets" - Realtor.com, 2017**

## DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>
<b>Population</b>	<b>9,687</b>	<b>61,997</b>
<b># Households</b>	<b>4,497</b>	<b>25,279</b>
<b>Avg. Age</b>	<b>39.60</b>	<b>39.50</b>
<b>Median Household Income</b>	<b>\$56,987</b>	<b>\$69,991</b>
<b>Daytime Employees</b>	<b>6,420</b>	<b>24,631</b>
<b>Population Growth 2021-2026</b>	<b>6.53%</b>	<b>6.16%</b>
<b>Household Growth 2021-2026</b>	<b>6.67%</b>	<b>6.24%</b>

Source: Costar

## VISITOR GUIDE LINK

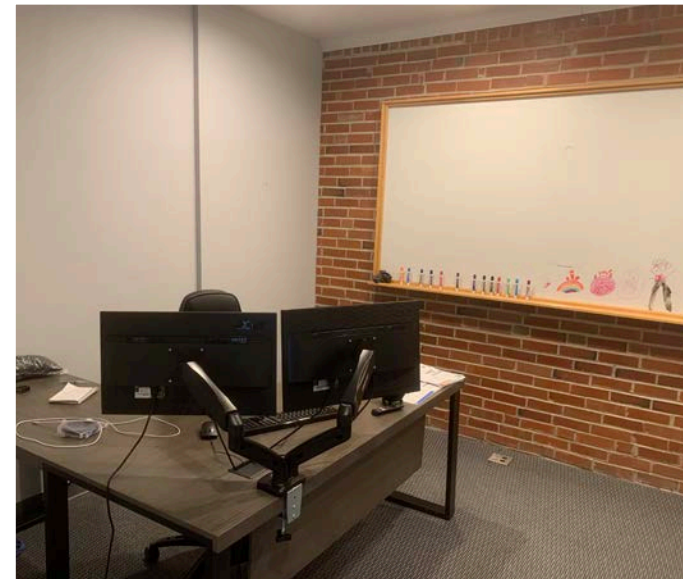
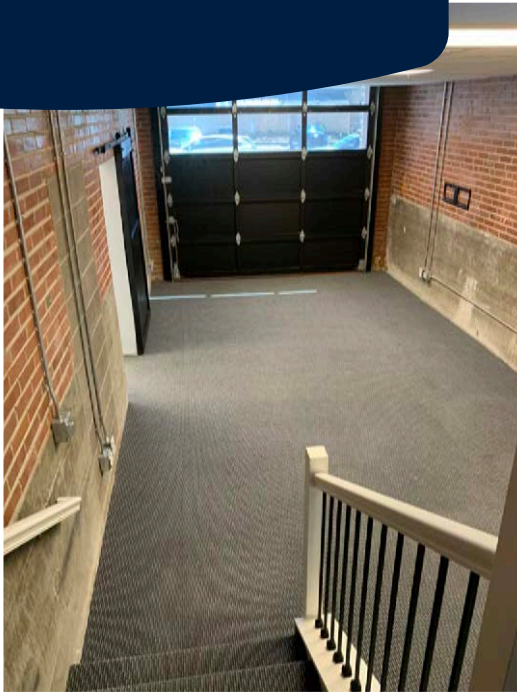
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# ADDITIONAL PHOTOS

Bruce Campbell  
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Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

**Fort Collins**  
712 Whalers Way Bldg B, Suite 300  
Fort Collins, CO 80525  
970-229-9900

**Loveland**  
200 E 7th St, Suite 418  
Loveland, CO 80537  
970-593-9900

**Greeley**  
1711 61st Ave, Suite 104  
Greeley, CO 80634  
970-346-9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES