

FOR
LEASE

Office/Warehouse for Lease \$9.50/SF (NNN)



TheGroup

6742 & 6748 N Franklin Ave
Loveland, CO 80538



OFFERING HIGHLIGHTS

- Newer paint and carpet
- Multiple office spaces
- Private restrooms
- Warehouse with loft
- Bonus second floor office and conference room

Craig C. Hau

Partner/Senior Commercial Advisor



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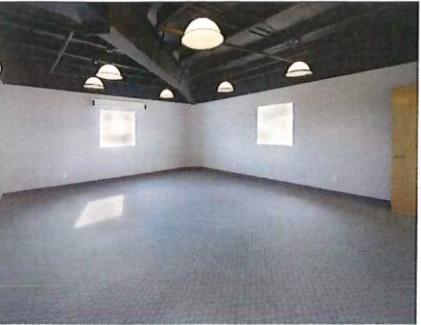
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LEASE OVERVIEW

Lease Rate:	\$9.50/SF Annually
Rentable SF:	5,057 SF
Lease Type:	NNN
NNN Expenses:	\$4.43/SF Annually
Total Monthly Rent:	\$5,870.73
Zoning:	I-Industrial
Cross Streets:	N Franklin Avenue & W 67th Street
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

Property: Industrial office/warehouse for lease in Loveland, CO. 6748 N Franklin Avenue boasts 5,057 rentable SF, with newer paint and carpet. Features include private men's and women's restrooms, ample main level office space, an upstairs office and conference room, a warehouse with a loft, and an 10' x 12' grade-level overhead door. **Total Monthly Rent is \$5,870.73, plus utilities - gas, electric, phone, fiber, and internal janitorial.**

Location: Just west of Hwy 287, and just north of W 67th Street. Moderate-traffic area near Spring44 Distilling, UPS Customer Center, Big Fat Pastor Spirits, and more!

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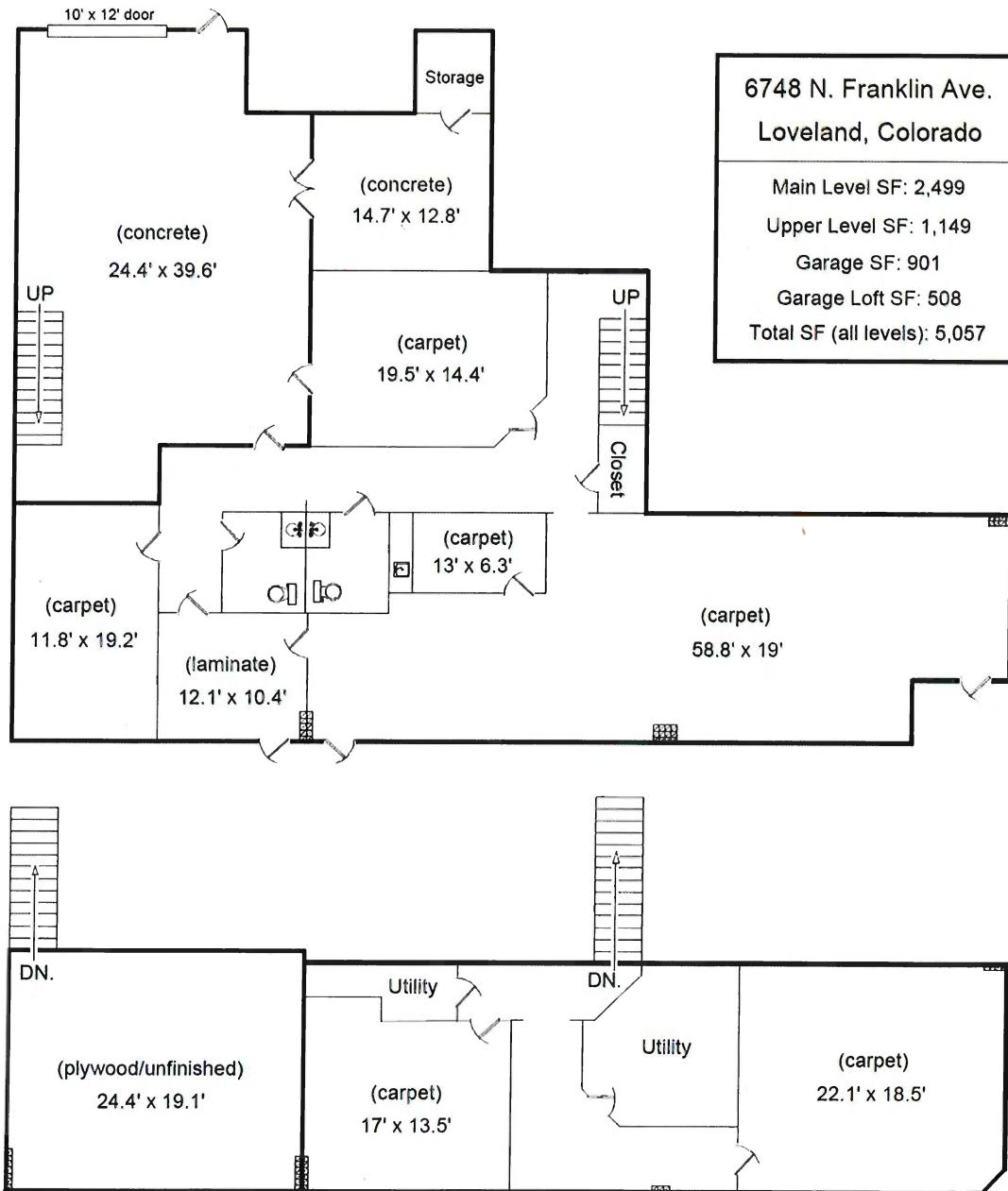
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