

# Exceptional Two-Story Office Building

## Available for Sale

### Prime Location-

# 4270 Byrd Drive, Loveland, CO 80538



## PROPERTY OVERVIEW

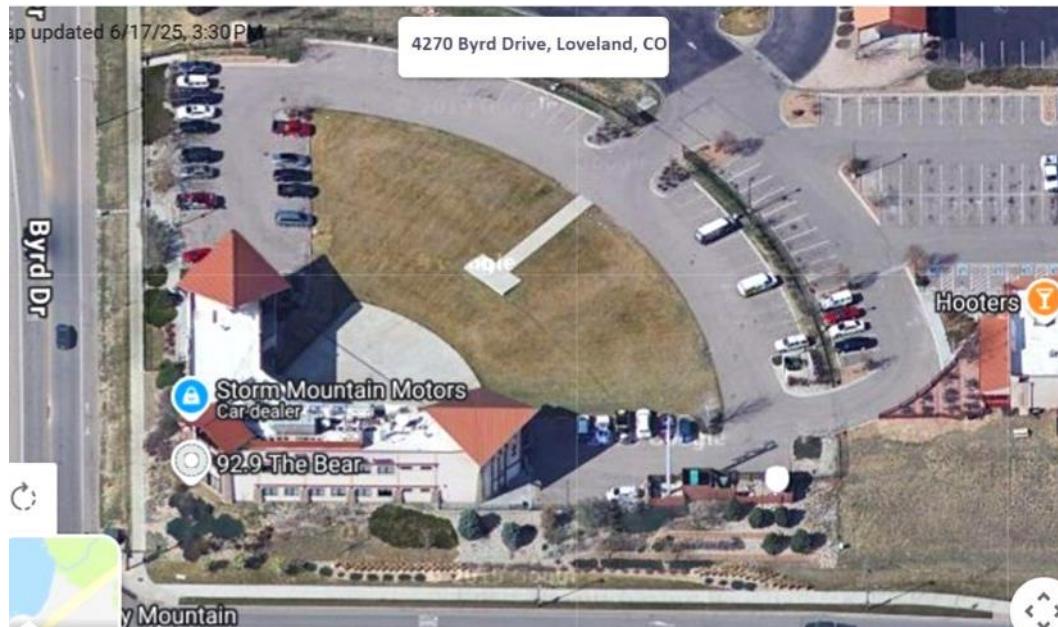
- Address: 4270 Byrd Drive, Loveland, CO 80538
- Property Type: Office/Retail/ Mixed-Use, Multi-Tenant
- Building Size: 13,636-gross-square-feet
- Rentable Square Feet: 11,872
- Built: 2005
- Renovations: 2023
- Lot Size: 88,584 square feet; 2.03 acres
- Zoning: I-Developing Industrial, City of Loveland
- Sales Price: \$4,490,000.00

## PROPERTY HIGHLIGHTS

- Prime location with high traffic counts
- Recently renovated with modern finishes
- Advanced security with full fencing, facial and license plate recognition systems, Ample parking with ADA accessibility
- Easy access to I-25 and Crossroads Blvd.
- Surrounding commercial uses include retail, auto-related retail, and office development

- All-season parking coverage: four hail-protection canopies perfect for Colorado's climate. Capital improvements include sealing the parking lot, perimeter fencing, high-end security systems, carpet, floors, paint, power glass doors, sound system, parking lot hail covers, upper- and lower-bathroom remodels, conference room remodels, and covered patio roof

## LOCATION FEATURES

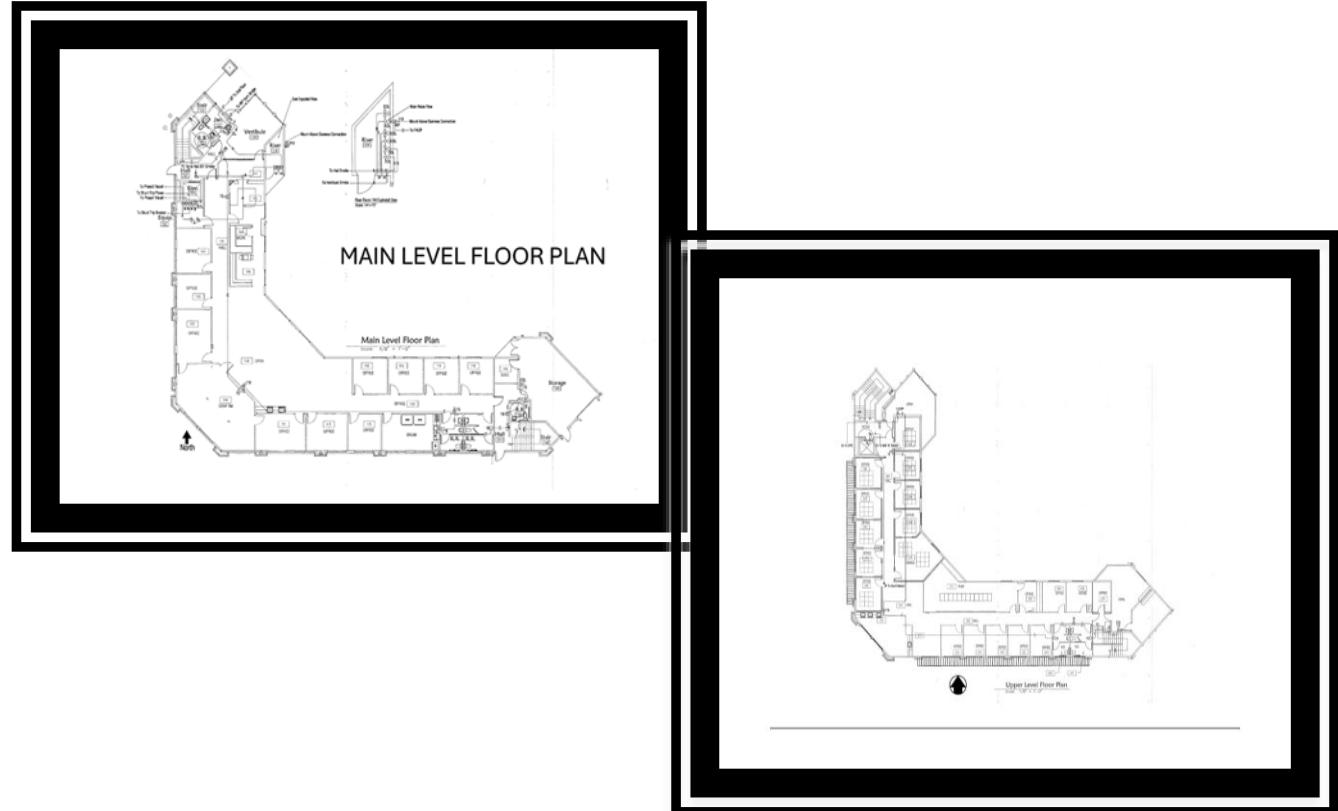


- Arterial Access is from Crossroads Boulevard. Regional access is from Interstate 25
- Traffic Count: 13,713 vehicles per day
- Demographics: 3-mile radius, 2024-
  - Population-17,606
  - Estimated 2024 Households-8,938
  - Median Household Income-\$117,615 /
- Nearby Businesses: Centerra Shopping Center, 2534 Crossroads, Medical Center of the Rockies, Northern Colorado Rehabilitation Hospital, Amazon distribution facility and Northern Colorado Regional Airport

## PLANS, PHOTOS

- The building includes two floors accessed by a vestibule area at the northwest corner of the building. The vestibule is open to the second-floor ceiling and includes two single-user restrooms, a stairwell and an elevator to the second floor

- Upper-level office space with 20 offices, a conference room, employee lounge, and two multi-user restrooms
- Lower office unit includes a reception area, open office cubicle area, ten private offices, a break room, conference room, and two multi-user restrooms
- Advanced security with full fencing, facial and license plate recognition systems



## CONTACT INFORMATION

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***All information is deemed reliable but not guaranteed. Each Party shall conduct its own Independent Investigation and Due Diligence. Price, Terms, and Conditions are subject to change without notice***