

1528 N LINCOLN AVENUE
LOVELAND, CO 80538

3-MONTHS FREE
BASE RENT

For Qualified Tenants &
Approved Terms



waypoint
REAL ESTATE

SPACE AVAILABLE	LEASE RATE	NNN RATE
Unit 4: 1,638 SF	\$9.00 / SF NNN	\$9.91/SF <i>2026 estimate</i>
Unit 6: 971 SF	\$12.00 / SF NNN	
Unit 7: 1,404 SF	\$12.00 / SF NNN	

HIGH-VISIBILITY MONUMENT AND BUILDING SIGNAGE ON N LINCOLN AVENUE

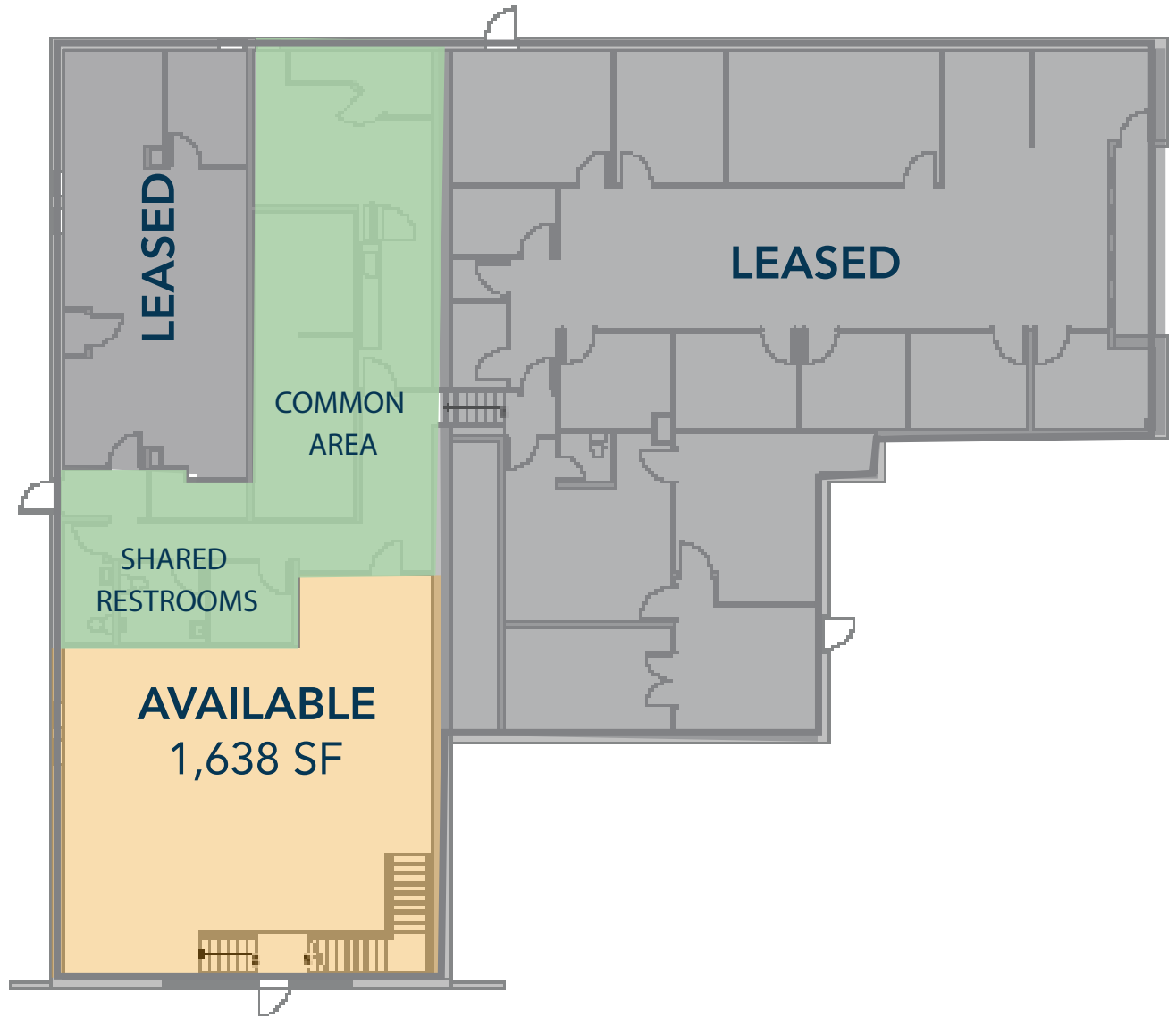
- Second-level units on south side of building with shared restrooms
- Unit 4: Garden-level unit on west side of building and features a large open space, shared restrooms, and breakroom.
- Unit 6: Spacious retail area with large windows, a private back room.
- Unit 7: Lobby & reception area, (4) private offices and a dedicated breakroom and storage.
- Centrally located with proximity to restaurants, retail shops, and local services
- Approx. 13,702 VPD on N Lincoln Ave & E 16th St (Source: CoStar, 2025)



AERIAL PHOTOS



UNIT 4: FLOORPLAN & PHOTOS



UNIT 6: FLOORPLAN & PHOTOS



Front Entrance

RETAIL AREA

BACK OFFICE AREA

COMMON HALL CONTINUED

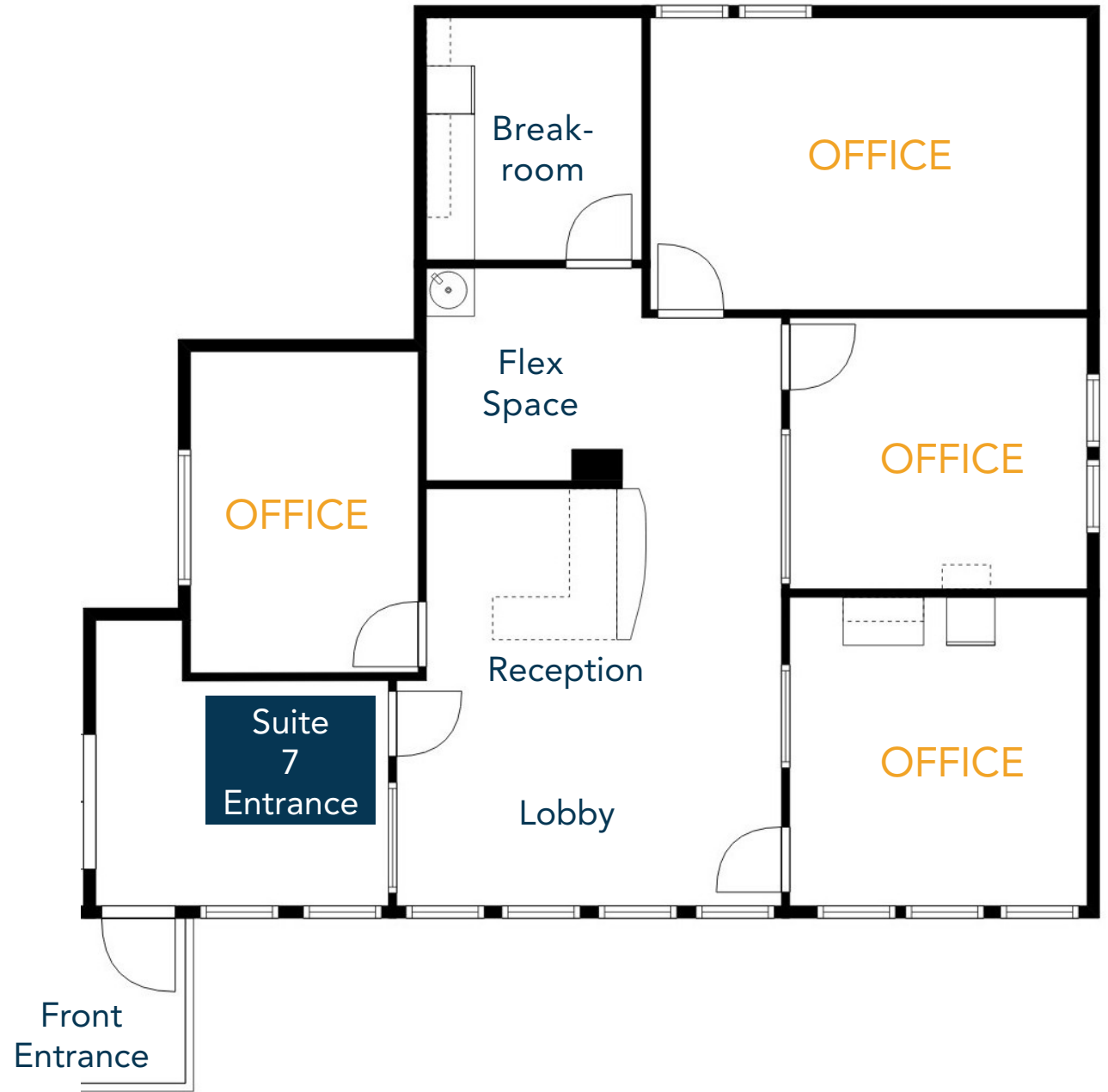
COMMON HALL CONTINUED

Common area

COMMON RESTROOM 2

COMMON RESTROOM 1

UNIT 7: FLOORPLAN & PHOTOS



AERIAL MAP



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