



LEASE

Crossroads Business Park

3553 CLYDESDALE PARKWAY

Loveland, CO 80538

PRESENTED BY:

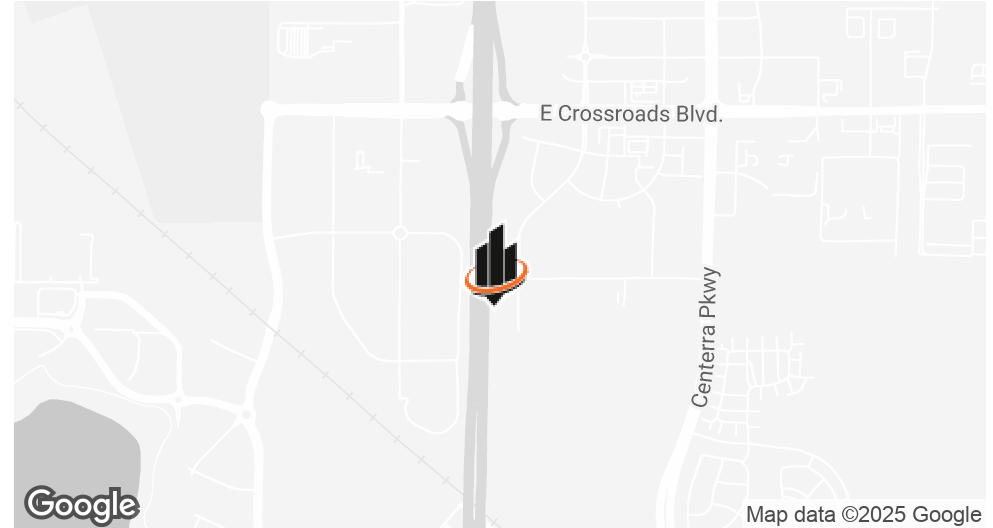
COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19-19.50 SF/yr (NNN)
NNN (INCLUDES UTILITIES):	\$14.64 SF
AVAILABLE SF:	Suite 100 1,625 SF Suite 220 2,866 SF
BUILDING SIZE:	21,799 SF
YEAR BUILT:	2006

PROPERTY OVERVIEW

Suite 100 is a main level suite with open, collaborative working space and three private offices. It's the only unit with it's own exterior entrance as well as an entrance from the main lobby.

Suite 220 is located on the west side of the building and has stunning views of the mountains. The space consists of a large reception area, breakroom and four large offices with room to add more.

PROPERTY HIGHLIGHTS

- Signage visible by I-25 - great brand recognition and marketing presence!
- Incredible mountain views from the west facing units
- Large, upscale lobby and elevator served

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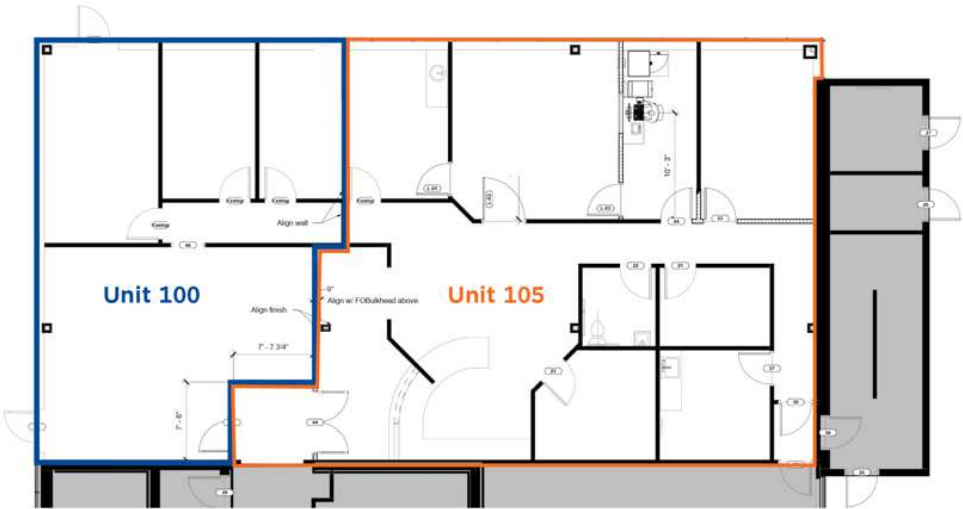
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FIRST FLOOR SPACE

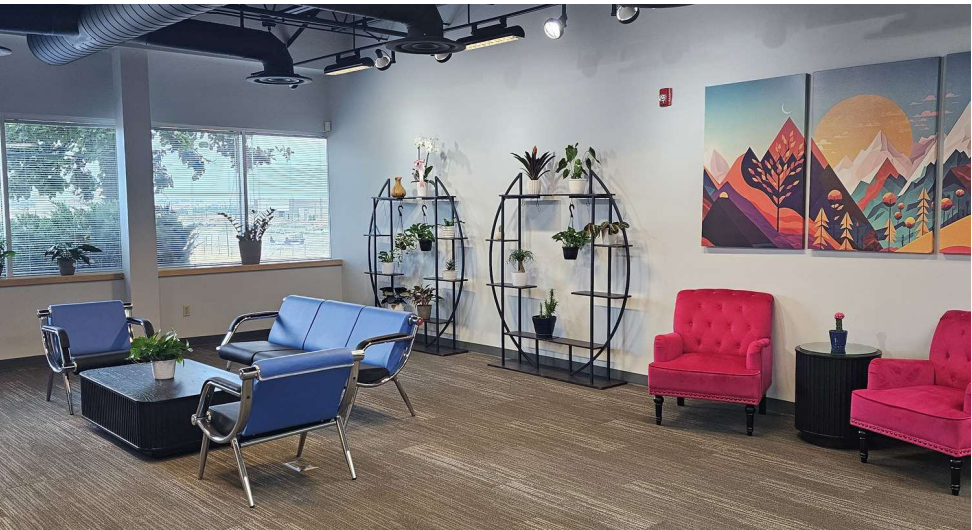
OFFERING SUMMERY

DATE AVAILABLE:	60 days
LEASE RATE:	\$19.50 SF/YR NNN = \$14.64 SF/YR (includes utilities)
AVAILABLE SUITES:	Suite 100 1,625 SF



SPACE OVERVIEW

- Suite 100 is a main level unit with three private offices and open flex space.
- There is an outside entrance plus access from the lobby.
- The demising wall between the suites will be constructed upon a signed lease and will take approximately 90 days to deliver.



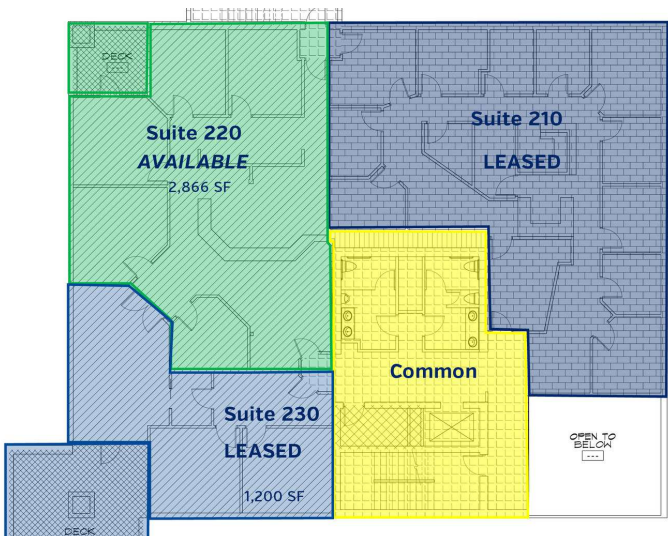
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SECOND FLOOR SPACE

OFFERING SUMMARY

DATE AVAILABLE:	Immediate
LEASE RATE:	\$19.00 SF/YR NNN = \$14.64 SF/YR (includes utilities)
AVAILABLE SUITES:	Suite 220 2,866 SF video tour



SPACE OVERVIEW

- West facing with Mountain views
- Newly painted and move-in ready
- Patio access



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Northern Colorado

STATISTICS as of 2024



POPULATION

Boulder: **330,000**
Larimer: **380,000**
Weld: **270,000**



MEDIAN HOUSEHOLD INCOME

Boulder: **\$92,466**
Larimer: **\$77,000**
Weld: **\$75,000**



SQUARE MILES
8,000



MEDIAN HOME PRICE

Boulder: **\$788,000**
Larimer: **\$585,000**
Weld: **\$480,000**



EDUCATION

Bachelor's Degree
or Higher

Boulder & Larimer: **63%**
Weld: **30%**



MEDIAN AGE

36.2

NOTABLE RANKINGS as of 2024

Fort Collins (Larimer County):

#3 Best Small
Town in the U.S.

#4 Colorado State University (CSU)
stands out for academic excellence
and research.

Boulder (Boulder County):

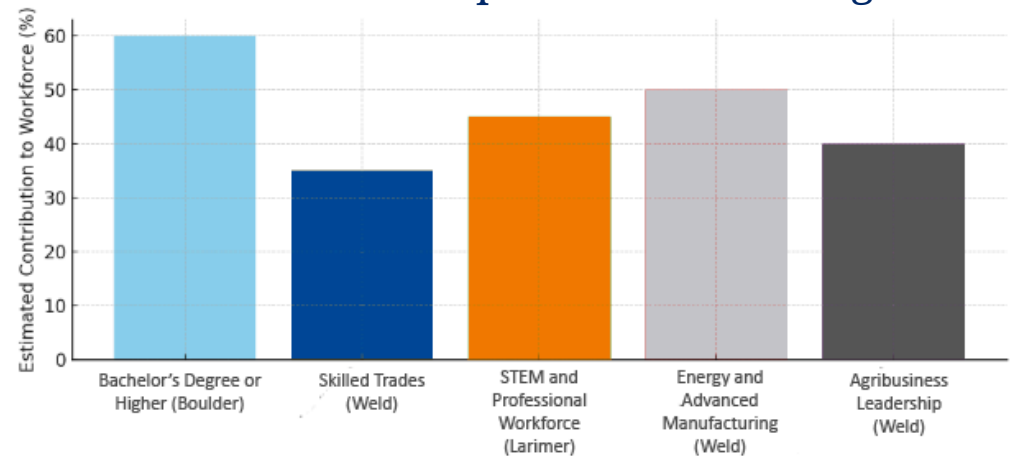
#1 Most Educated
City in the U.S.

#3 in Venture Capital per Capita

Weld County:

#1 for Agricultural Production in Colorado

Work Force - Composition and Strengths



Northern Colorado's workforce is a dynamic blend of innovation and expertise, driven by top-tier education institutions like Colorado State University and the University of Colorado Boulder, which fuel a highly educated labor pool in Boulder (the most educated U.S. city) and complement Weld County's robust growth in advanced manufacturing, energy, and agribusiness, making the region a powerhouse of economic and professional opportunity.