



**LEASE**

## Crossroads Business Park

**3553 CLYDESDALE PARKWAY**

Loveland, CO 80538



**PRESENTED BY:**

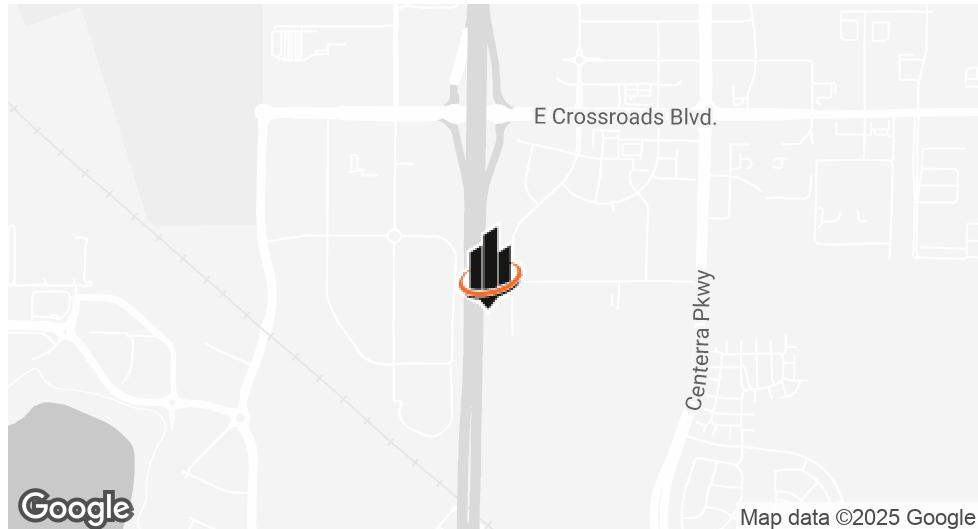
**COBEY WESS**

O: 970.691.1140

[cobey.wess@svn.com](mailto:cobey.wess@svn.com)

CO #100024581

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19-19.50 SF/yr (NNN)
<b>NNN (INCLUDES UTILITIES):</b>	\$14.64 SF
<b>AVAILABLE SF:</b>	Suite 100 1,625 SF Suite 220 2,866 SF
<b>BUILDING SIZE:</b>	21,799 SF
<b>YEAR BUILT:</b>	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 its 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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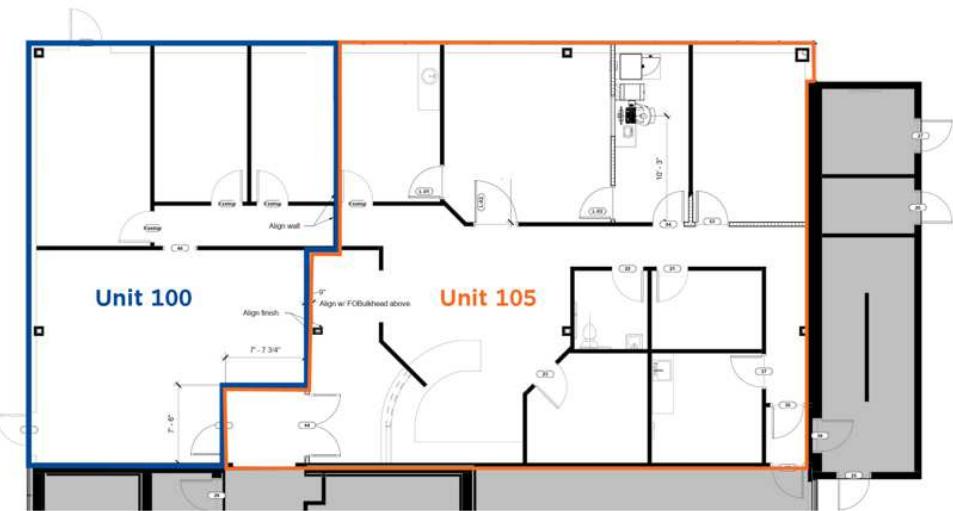
# FIRST FLOOR SPACE

## OFFERING SUMMARY

**DATE AVAILABLE:** 60 days

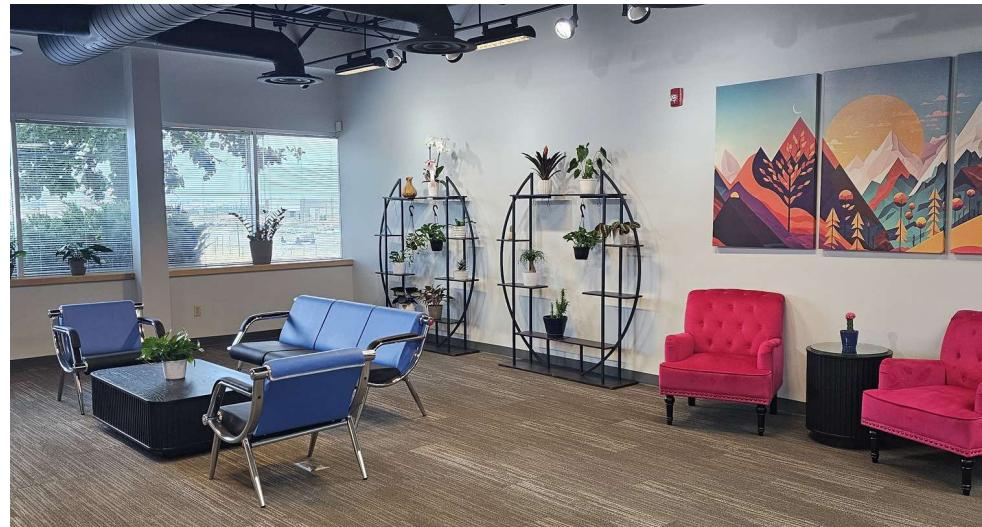
**LEASE RATE:** \$19.50 SF/YR  
NNN = \$14.64 SF/YR (includes utilities)

**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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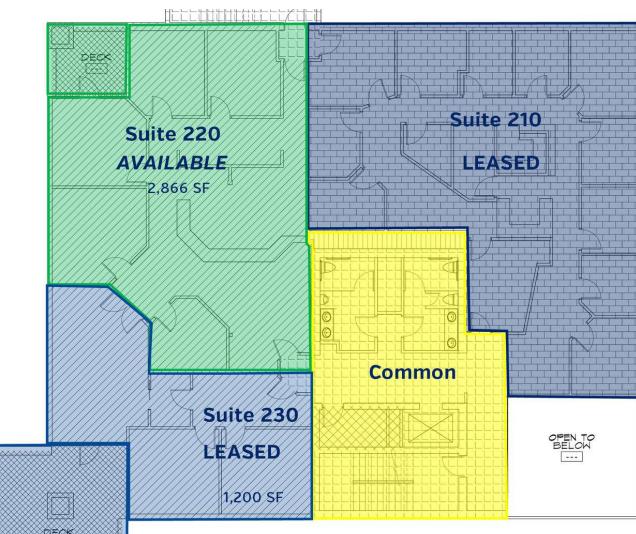
## SECOND FLOOR SPACE

### 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**



**8,000**



Bachelor's Degree  
or Higher

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



### MEDIAN HOUSEHOLD INCOME

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



### MEDIAN HOME PRICE

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



### 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):

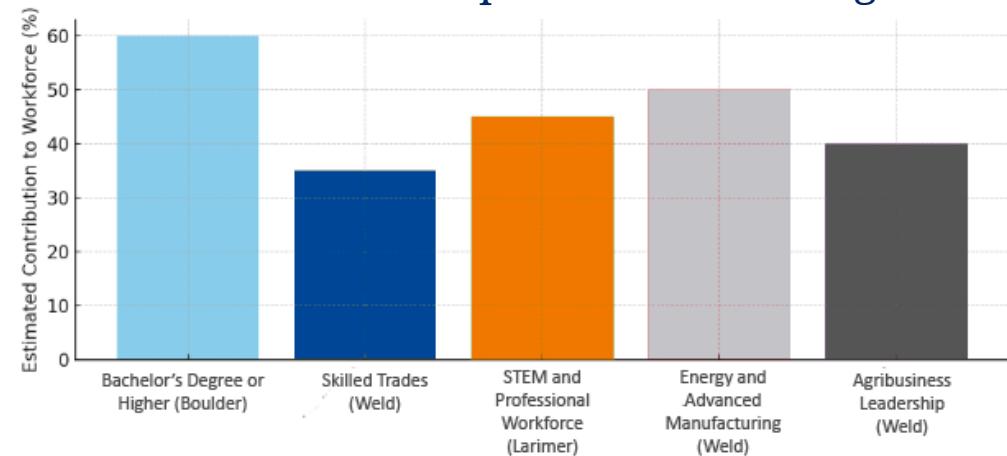
**#1** Most Educated  
City in the U.S.

**#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.