

# FOR SALE- 4270 Byrd Drive, Loveland, CO

## EXECUTIVE OFFICE BUILDING

### EXCELLENT LOCATION



- ◆ **List Price: \$5,400,000.00**
- ◆ Property Type: Office/Retail/ Mixed-Use, Multi-Tenant
- ◆ Building Size: 13,636-gross-square-foot
- ◆ Built: 2005 Renovations: 2023
- ◆ Lot Size: 88,584 square feet; 2.03 acres
- ◆ Zoning: I-Developing Industrial, City of Loveland
- ◆ Easy access to I-25 and Crossroads Blvd.

### HIGHLIGHTS

- ◆ iHeartMedia+Entertainment occupies 2<sup>nd</sup> floor
- ◆ Inspiring Talkers, LLC occupies 1st floor
- ◆ Axillary parking lot
- ◆ Kitchen suite
- ◆ Prime location with high traffic counts
- ◆ Recently renovated with modern finishes
- ◆ Advanced security with full fencing, facial and recognition systems
- ◆ Ample parking with ADA accessibility
- ◆ 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



### FOR MORE INFORMATION CONTACT:

A. STEPHEN AND COMPANY, INC. Commercial Real Estate

**Stephen**  
970-222-1873

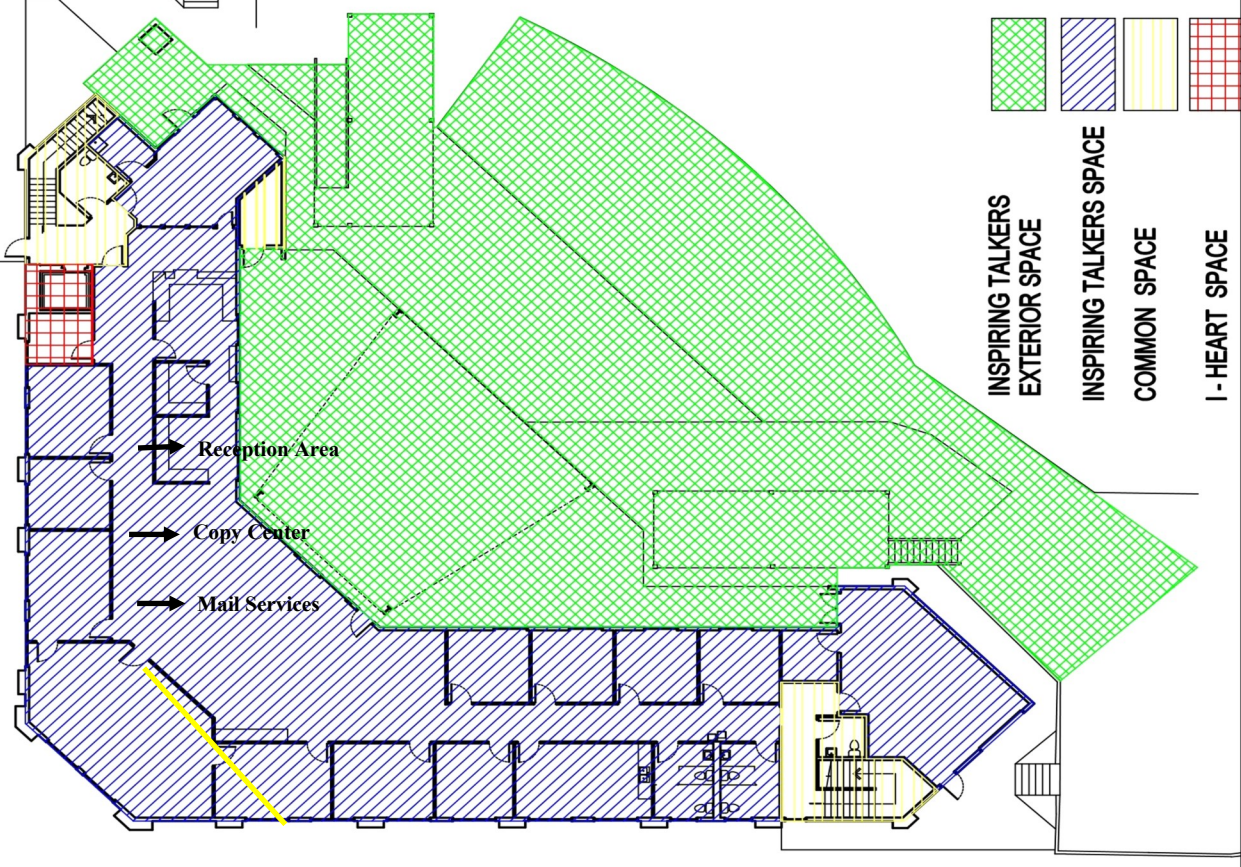
**Steve**  
970-631-5023

### SHOWN BY APPOINTMENT ONLY

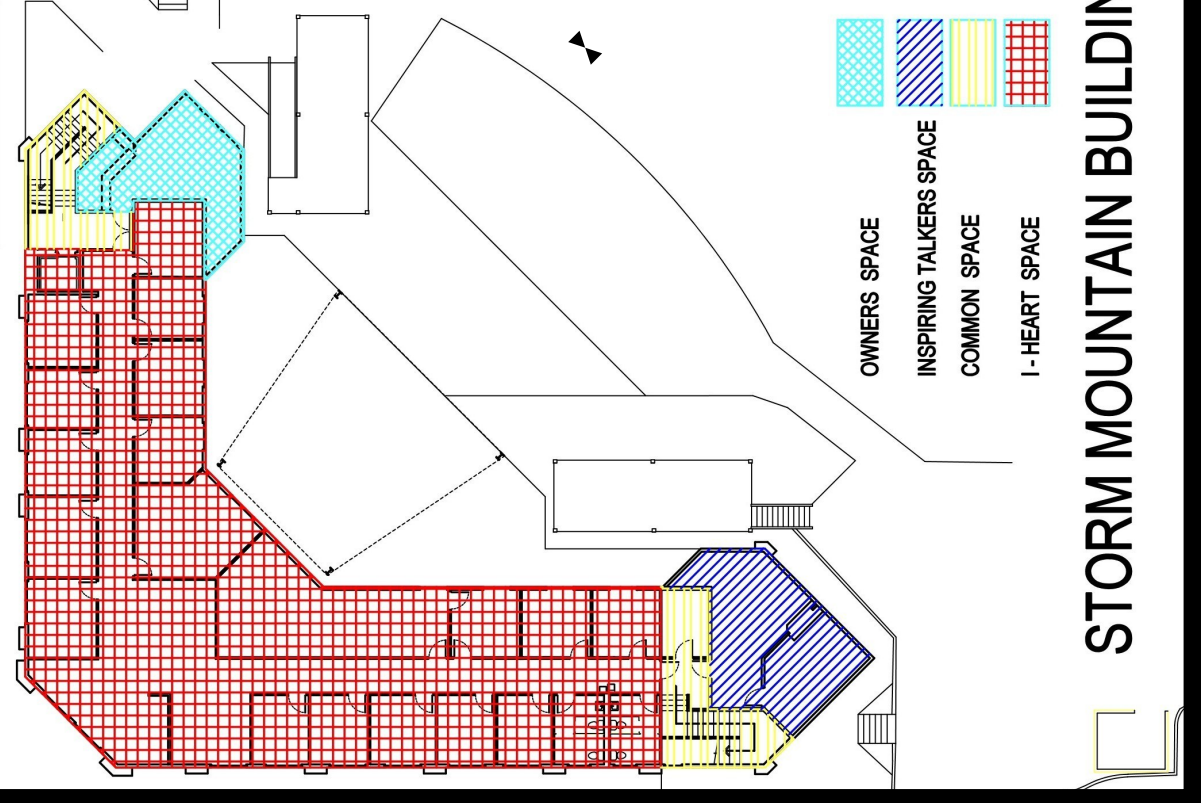
**Office**  
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Information contained herein, while not guaranteed, is from sources we believe to be reliable. Each Party shall conduct its own Independent Investigation and Due Diligence. Price, Terms, and Conditions are subject to change without notice

HEART SPACE  
 3,912 S.F.  
 COMMON SPACE ALL TENANTS  
 1,511 S.F.  
 INSPIRING TALKERS SPACE 1st FLOOR  
 5,707 S.F.  
 INSPIRING TALKERS 2nd FLOOR  
 639 S.F.  
 INSPIRING TALK TENANT SPACE  
 6,346 S.F.  
 INSPIRING TALKERS GARAGE SPACE  
 661 S.F.  
 INSPIRING TALKERS SPACE + GARAGE  
 7,007 S.F.



# SECOND LEVEL FLOOR PLAN



# STORM MOUNTAIN BUILDING

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