



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Lincoln Place

532 North Lincoln Avenue / Loveland, Colorado 80537



Mixed-Use Retail Space Available in the Heart of Downtown Loveland
Lease Rate: \$16.00 - \$18.00/SF NNN | Estimated NNN Expenses: \$9.50/SF

This mixed-use building offers ground floor retail below 200 new apartments along one of Loveland's highest traveled streets in the heart of downtown. The property offers residential, retail and restaurant uses all combined with the amenities of two outdoor public plazas and structured parking. Various commercial suites are currently available for lease, with sizes ranging from 1,731 to 6,339 square feet. Co-tenants include: Origins Pizza & Wine Bar, DazBog Coffee, Doug's Day Dinner, Lincoln Street Pub and Lincoln Place Dentistry. Excellent visibility and newer construction make this one of Loveland's most premier addresses.

RETAIL SPACE AVAILABLE

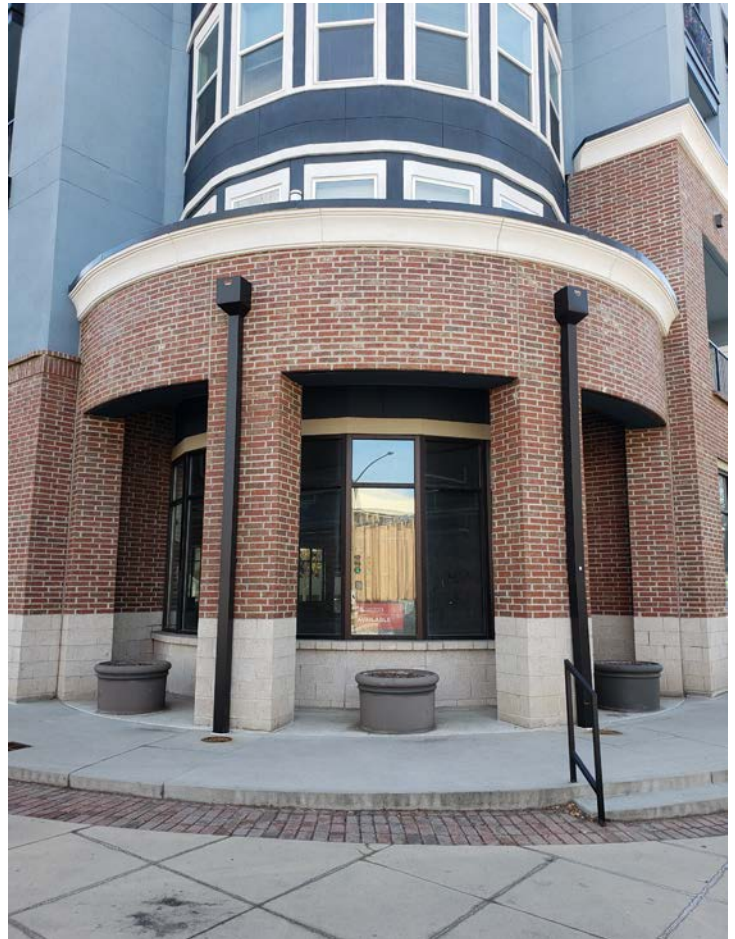
Available Size 1,731 SF - 6,339 SF, Restaurant buildout ready, end cap ideal for bank

Asking Rate Negotiable

Term Negotiable

Delivery of Space Negotiable

TI Allowance To be determined



PUBLIC PLAZA, BREEZEWAYS AND OTHERS

- Retail courtyard and public plaza
- Large breezeway into retail courtyard
- Sidewalks 15'-25' fronting Lincoln Avenue
- Bus stop re-activated on Lincoln Avenue

RETAIL USE

- Approximately 20,654 total square feet of retail
- Intended Uses: Specialty retail and restaurant

RESIDENTIAL ON-SITE

- 200 Class A residential units

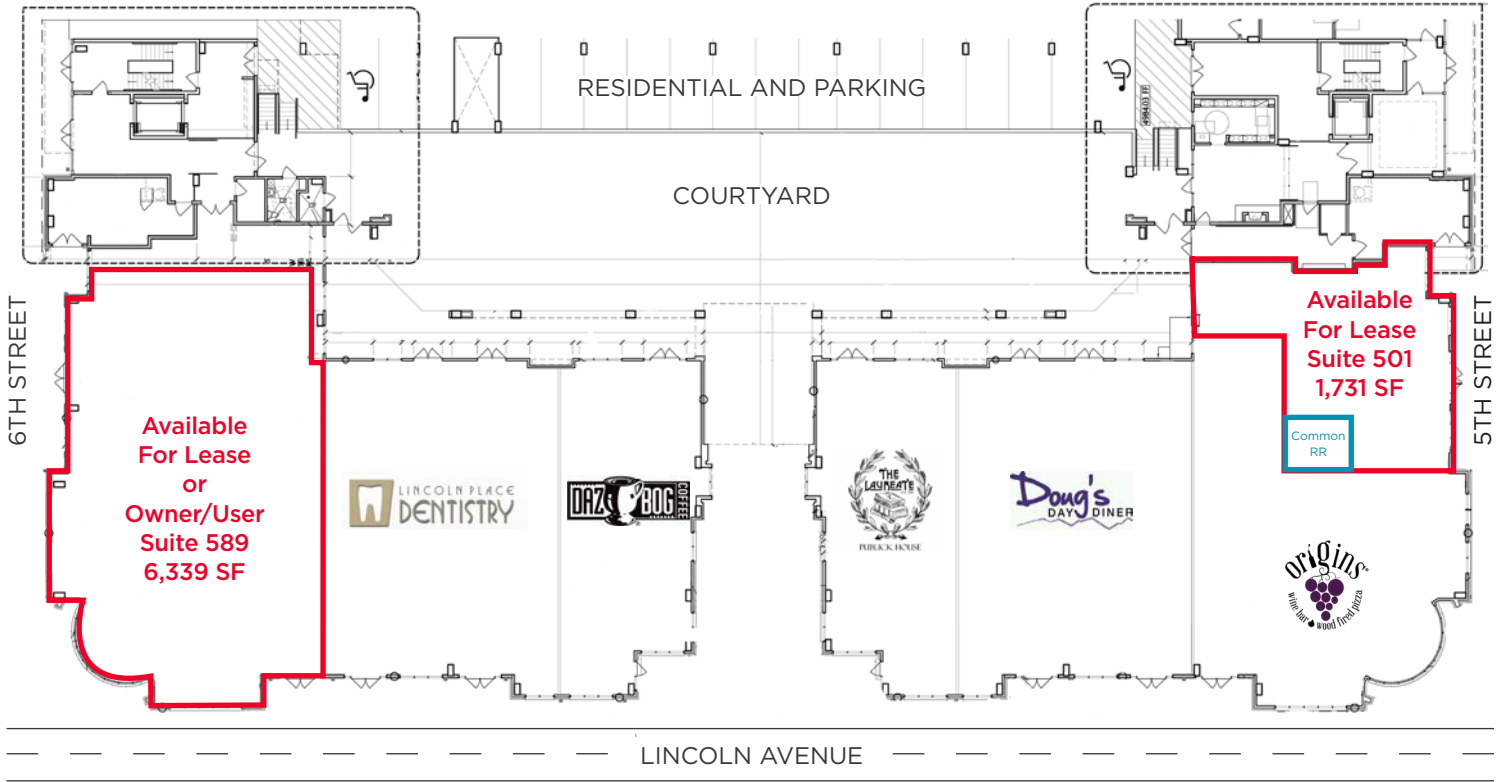
1 bedroom/studio	146 units
2 bedroom	40 units
3 bedroom	14 units
- Private pool deck, clubhouse and fitness
- Mountain view lobby on 4th floor

PARKING

- 290 On-site parking spaces, 2-story structure
- Approximately 50+ on-street parking spaces
- 2 Large city parking lots adjacent to property
- 50 Dedicated spaces for retail only

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FLOOR PLAN



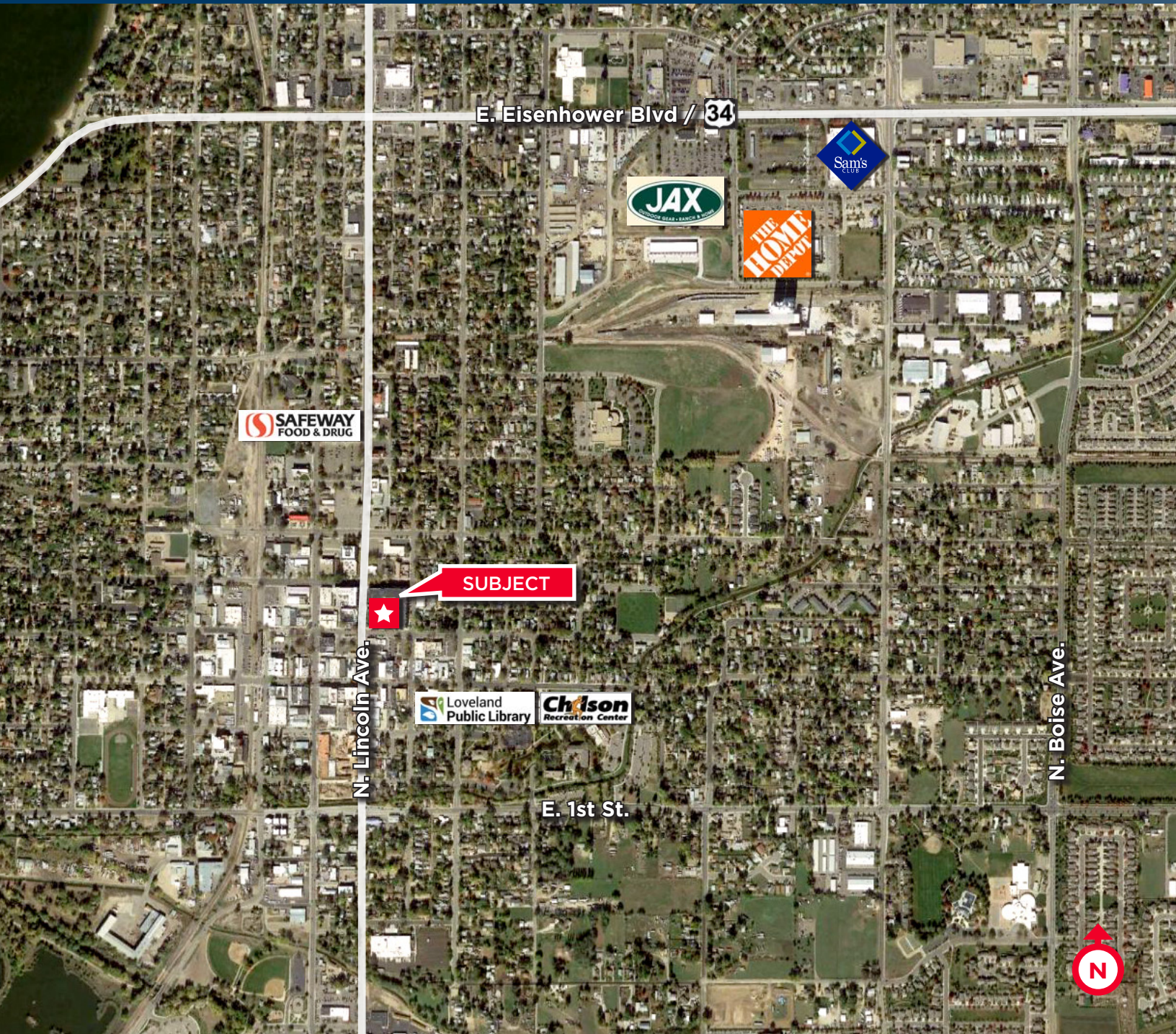


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