

# THE MERCANTILE SUITES FOR LEASE

## 206 E. 4th Street, Loveland, CO



The Mercantile Building: Modern Creative office suites available in this iconic building on 4th Street and Cleveland in downtown Loveland. These elevator served 2nd floor suites can be combined to suit one tenant that appreciates modern finishes, high ceilings, open areas, skylights, and abundant windows or leased separately on short term basis. Ideal tenants include design, engineering, marketing or tech companies who want to be surrounded by dynamic urban amenities including restaurants, bars, breweries, music and entertainment. The building also offers high ceiling flex space ranging 1,500 – 4,600 SF which may be combined to provide R&D or light manufacturing operations in the same building with design and administration. Co-tenants include Bank of Colorado on the second floor and on the main floor FeelLove Coffee, Taste Local brunch and Fly Fitness, also neighboring Desk Chair, Urban Fields Pizza, Door 222, Flipside Barcade, Henry's Pub and the Rialto theatre.

**Office Lease Rate: \$16.50-\$19.50/SF NNN**  
**(Exp. \$8.29/SF) | 990 - 5,103 SF**

**Flex Lease Rate: \$13.00/SF MG**  
**1,500 - 8,100 SF**



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**THE MERCANTILE SUITES**

206 E. 4TH STREET  
LOVELAND, CO 80537

**AERIAL OVERVIEW**



**TOWNEPLACE SUITES®**  
BY MARRIOTT

**SUBJECT PROPERTY**

desk chair™  
Work. Life. Inspired.

**LINCOLN PLACE**

**METROLUX**  
THEATRES DINE-IN

**THE FOUNDRY**

- Live Music
- Entertainment / Festivals
- Summer Events
- Winter Events



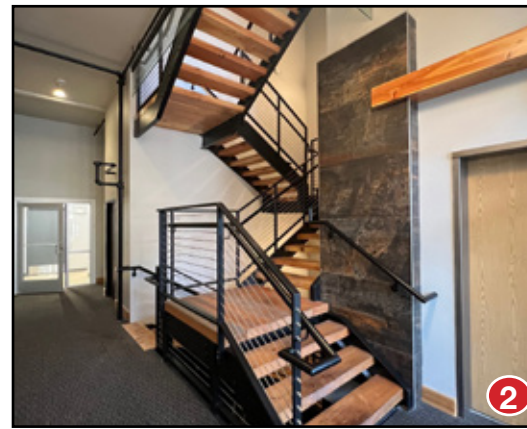
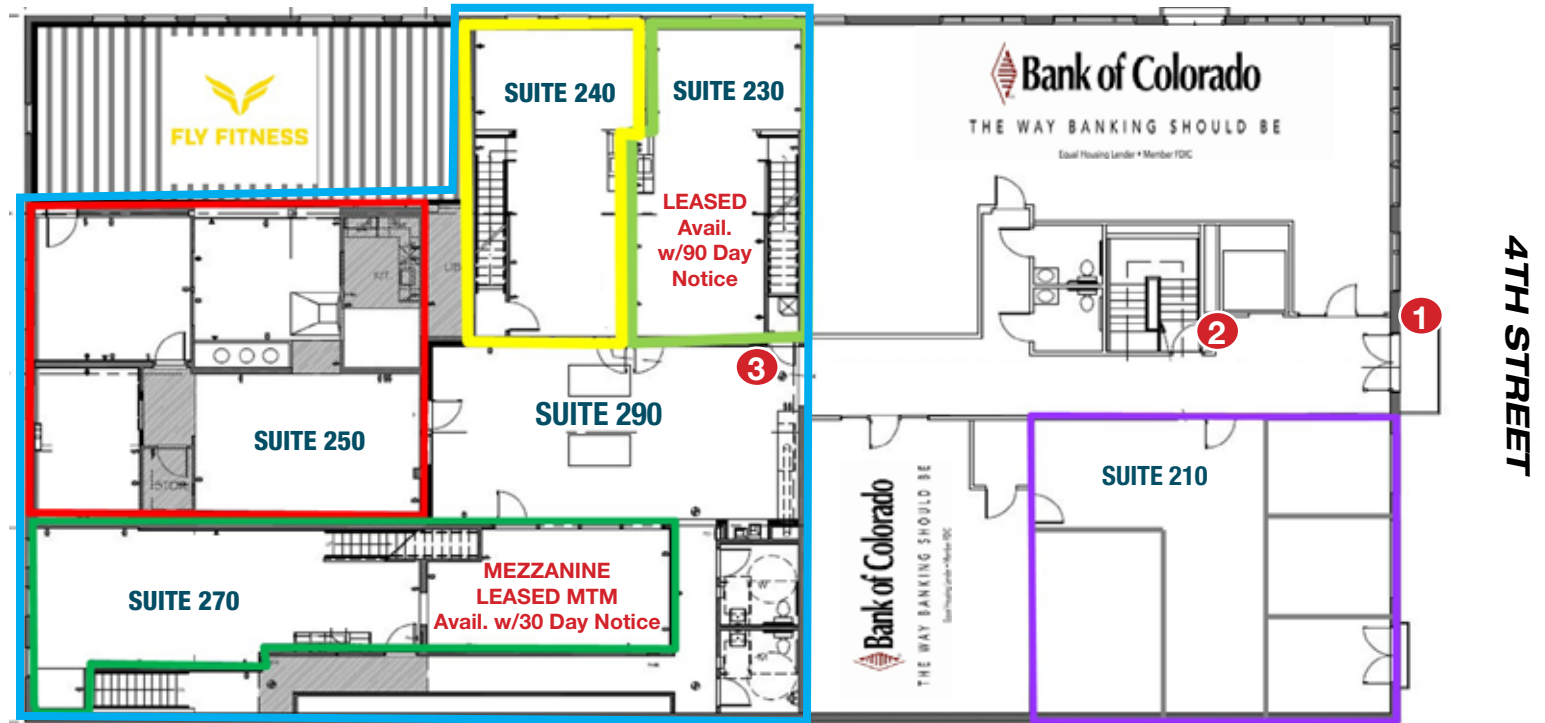
Op-Ex. (w.utilities)	\$ 10.06	PFS		
Suite	RSF	Base /RSF	Total / mo.	
210	1,324	\$19.50	\$3,261	
230 <b>LEASED</b>	990	\$18.50	\$2,356	
240	1,145	\$18.50	\$2,725	
250	1,103	\$18.50	\$2,625	
270	1,865	\$18.50	\$4,439	
290 (230-270)	5,103	\$16.50	\$11,295	

## THE MERCANTILE SUITES

206 E. 4TH STREET  
LOVELAND, CO 80537

- Individual suites can be leased on short term basis
- Suites can be combined to suit tenant needs
- Combine all suites for discounted rate

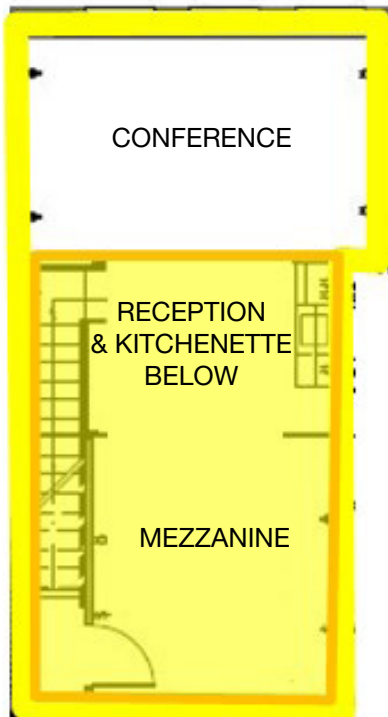
### CLEVELAND AVENUE





**SUITE 230: 990 RSF**

- Reception, kitchenette, conference room & mezzanine executive office
- Large windows overlooking Cleveland Avenue with abundant natural light throughout
- Modern finishes including carpet, laminate flooring & light fixtures
- Identical layout and finishes to Suite 240

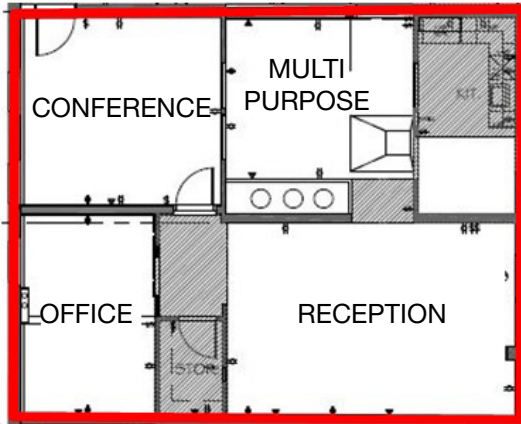


**SUITE 240: 1,145 RSF**

- Reception, kitchenette, conference room & mezzanine executive office
- Large windows overlooking Cleveland Avenue with abundant natural light throughout
- Modern finishes including carpet, laminate flooring & light fixtures
- Easily combined with Suite 230 for 2,135 RSF





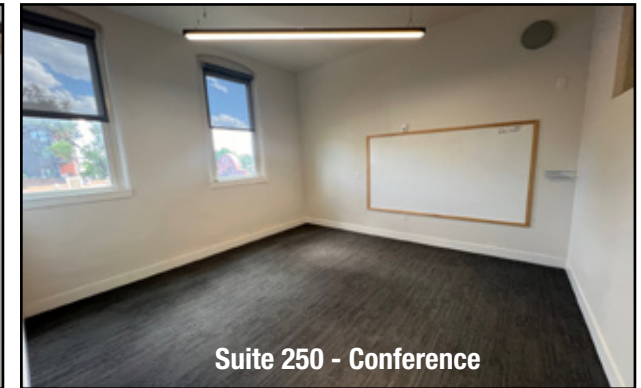


**SUITE 250: 1,103 RSF**

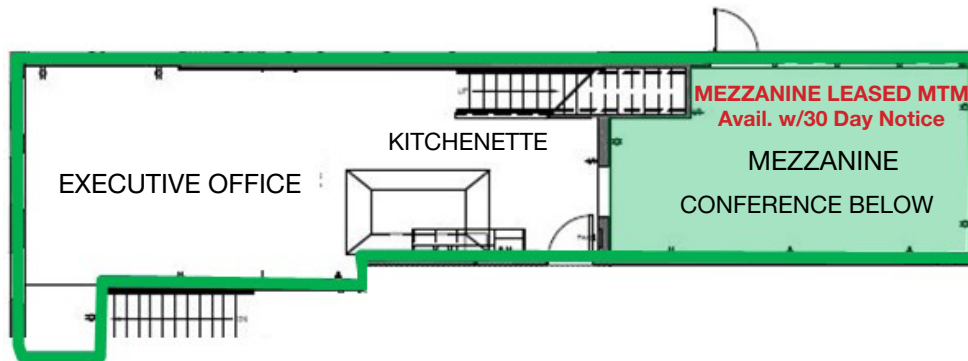
- High ceilings, skylights, abundant windows
- Reception, kitchenette, break/multi-purpose room, office, conference
- Can be combined with Suite 270 for 2,968 RSF



Suite 250 - Reception



Suite 250 - Conference



**SUITE 270: 1,865 RSF**

- High ceilings, modern finishes, skylight, creative layout
- Conference room, mezzanine bullpen, kitchenette and executive office
- Can be combined with Suite 250 for 2,968 RSF



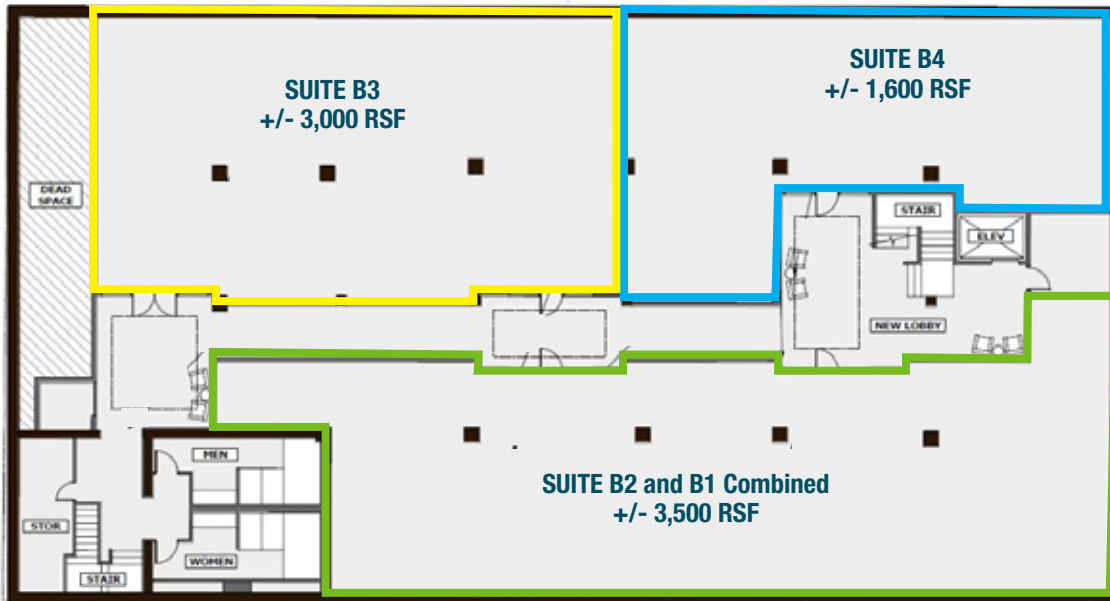
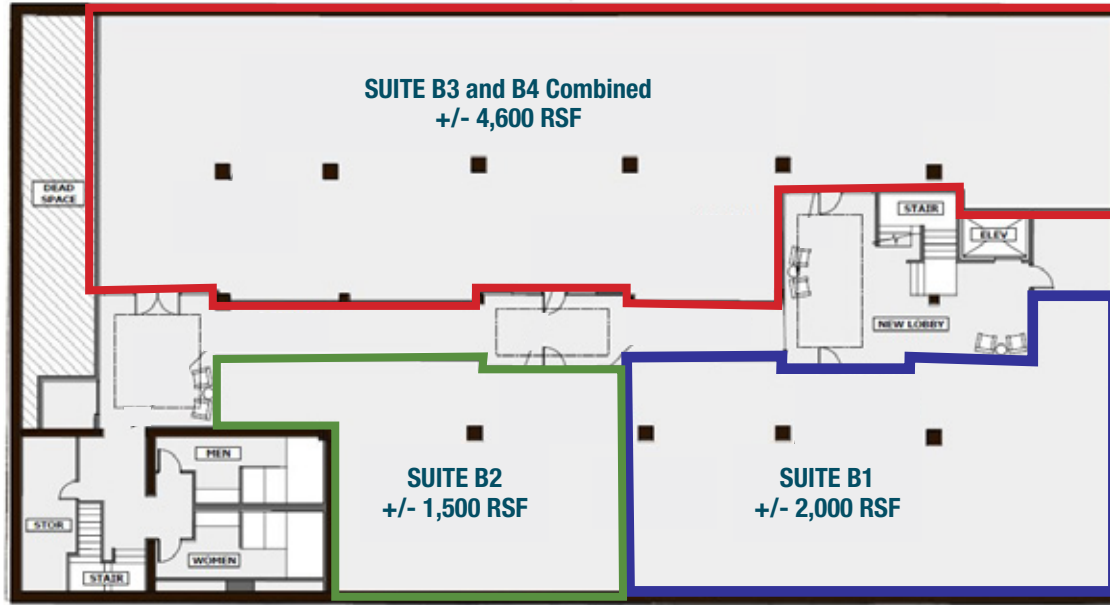
Suite 270 - Conference



Suite 250 - Kitchenette

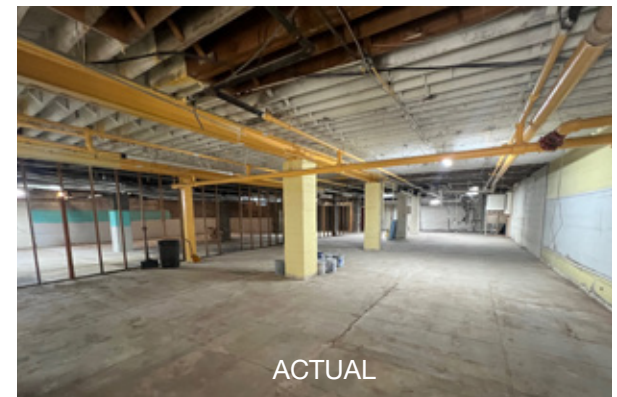
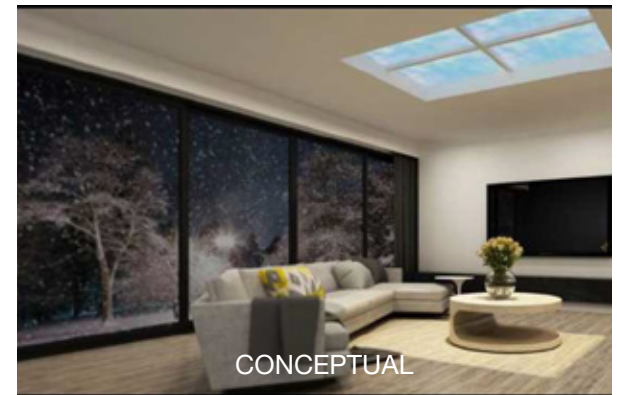
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**Elevator Served FLEX Space**

- Multiple configurations and sizes based on tenant's needs
- New Lobby and Restrooms to be delivered by Landlord
- Basic lighting and HVAC included and TIA negotiable
- 12' clear height, exposed ceiling and beams
- Fully sprinklered
- Bring your Flex or Retail use in creative underground atmosphere
- Amazing creator/studio/art gallery/event space







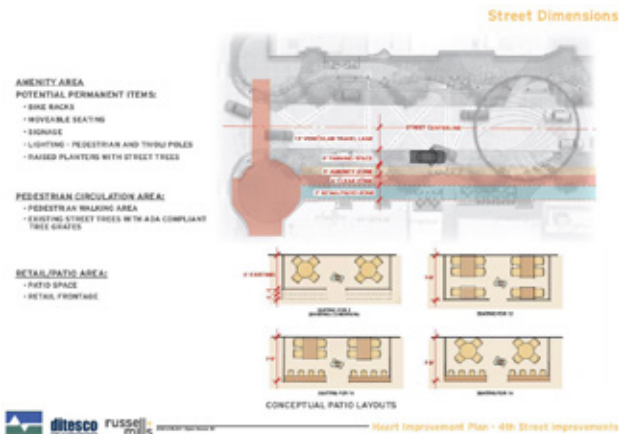
[click here for link to Downtown Parking Map](#)



[click here for link to Loveland DDA](#)



[click here for link to Loveland Creative District](#)



Welcome to Loveland... A vibrant Community – Surrounded by Natural Beauty ...a city where art and science meet and where innovation manifests itself in both the technology and the creative sectors. Situated in the center of Northern Colorado, the heart of Colorado's growing innovation cluster and one of the top regions for high-tech startup density, Loveland is proud of its entrepreneurial spirit and is committed to the success of existing and new businesses.

**Taxes**

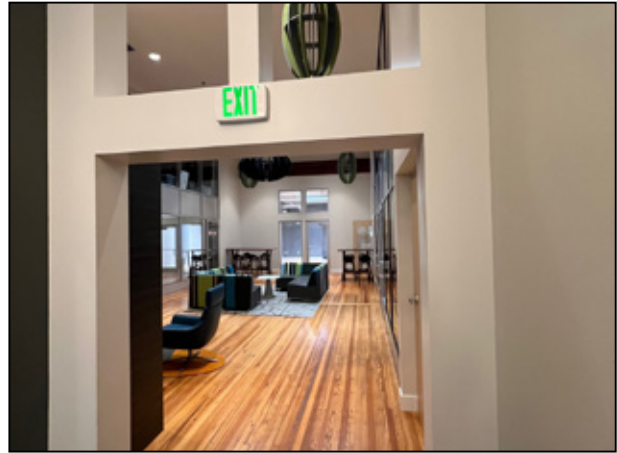
Colorado has a favorable tax climate where Loveland businesses benefit. • Income tax rates are among the lowest of states assessing a corporate income tax • One of the lowest city property tax levies in Northern Colorado • Lowest sales tax of those states assessing a state sales tax



desk chair™  
Work. Life. Inspired.



**PROPERTY PHOTOS**





# DOWNTOWN DEVELOPMENTS

- 1 Patina Flats - 155 unit premium designed apartments, ground level retail
- 2 Lincoln Place Apts - 300+ residential apartments. Walking distance to all downtown amenities
- 3 The Draper - Coming Soon Approved parking garage, distinctive residences and mixed use, retail and office
- 4 Metrolux Dine-In Theater High-tech projection, seven screens, reclining seats and restaurant/bar
- 5 The Foundry - Residential, parking garage, commercial and retail spaces, and event courtyard
- 6 Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities





# LOVELAND, COLORADO

## THE "SWEETHEART CITY" & "GATEWAY TO THE ROCKIES"

### QUALITY OF LIFE

Loveland's quality of life can be found throughout the city. With an average of 300 days of sunshine per year and low humidity, Loveland experiences pleasant weather year-round. Whether it is friendly neighbors, community programs, miles of outdoor trails, abundant art and culture, world-class shopping or our emerging craft beer scene, Loveland has everything you love.

- 3 golf courses • Over 180 restaurants • 4 lakes • Over 150 retail stores • 8 breweries • 2 distilleries
- 18 miles of hiking and biking trails • More than 31 recreational parks and easy access to Rocky Mountain National Park located less than an hour away • Over 380 public works of art and home to one of the top international outdoor sculpture shows

<https://lovelandeconomicdevelopment.org/about-us/>

BOYD LAKE STATE PARK | CARTER LAKE | DEVIL'S BACKBONE | FLATIRON RESERVOIR |  
 PINWOOD RESERVOIR | BENSON SCULPTURE GARDEN | CHAPUNGU SCULPTURE PARK | FOOTE  
 LAGOON AMPHITHEATER | RIALTO THEATER CENTER | THUNDER MOUNTAIN AMPHITHEATRE |  
 HATFIELD-CHILSON RECREATION CENTER | DOWNTOWN LOVELAND | MARKETPLACE AT CENTERRA  
 | OUTLETS AT CENTERRA | PROMENADE SHOPS AT CENTERRA  
 | BUDWEISER EVENTS CENTER "THE RANCH" | NORTHERN COLORADO REGIONAL AIRPORT

