



GRANITE STREET

N GARFIELD AVENUE (30,376 VPD)

# OFFICES AVAILABLE FOR LEASE

**5110 GRANITE STREET  
LOVELAND, CO 80538**



# PROPERTY HIGHLIGHTS

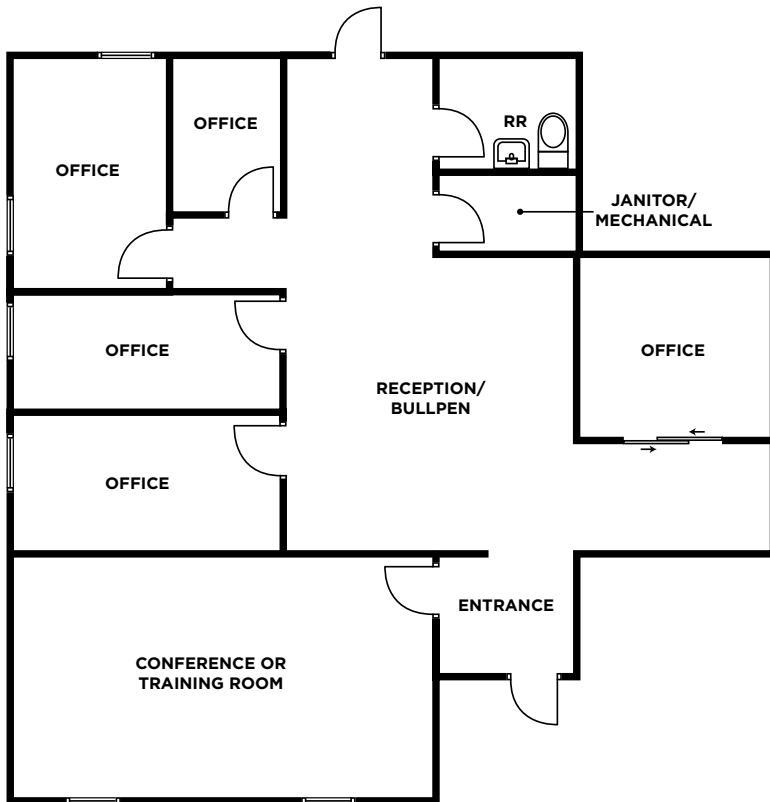
5110 Granite Street in Loveland is a well-maintained multi-tenant office building comprised of four private units, currently offering two available. The property features recently updated, turnkey office space with functional layouts that include a mix of private offices, open work areas, conference or training rooms, kitchenettes/break areas, and private restrooms (suite configurations vary). With strong natural light and a professional setting, the building is well suited for a variety of office and professional users seeking move-in-ready space in a convenient Loveland location.

|                    |  |
|--------------------|--|
| Available Suites:  | Suite A: 1,917 SF<br>Suite D: 3,844 SF |
| Lease Rate:        | \$15.00/SF NNN                         |
| NNN Est. Expenses: | \$7.24/SF                              |
| Building Size:     | 7,880 SF; 4 total units                |
| Available Date:    | Now                                    |



# FLOOR PLANS

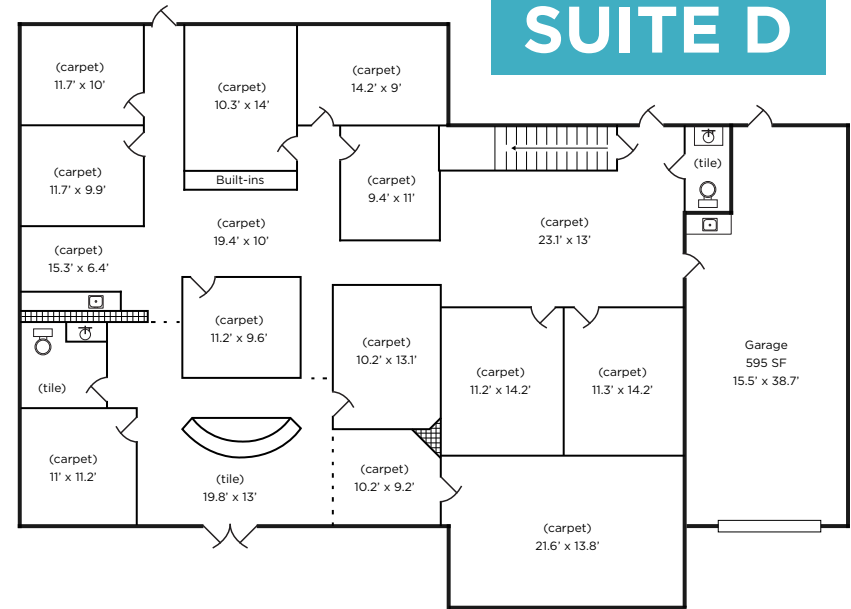
## SUITE A



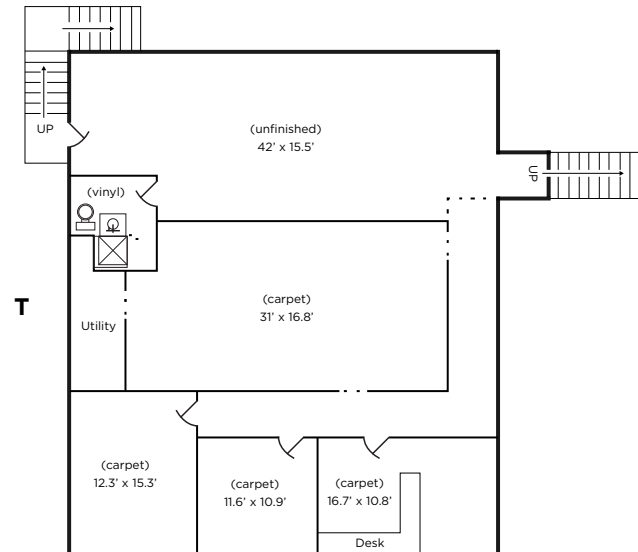
**1,917 TOTAL SF**

## FIRST FLOOR

## SUITE D



## BASEMENT\*



**3,844 TOTAL SF**

*\*2,120 SF Basement not included in total square footage*



## CONTACT INFORMATION:

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