



STAND-ALONE RETAIL/OFFICE BUILDING

PROPERTY TYPE: **RETAIL/OFFICE**

AVAILABLE: **1,627 SF - ALL-IN RATE \$3,150/MONTH**

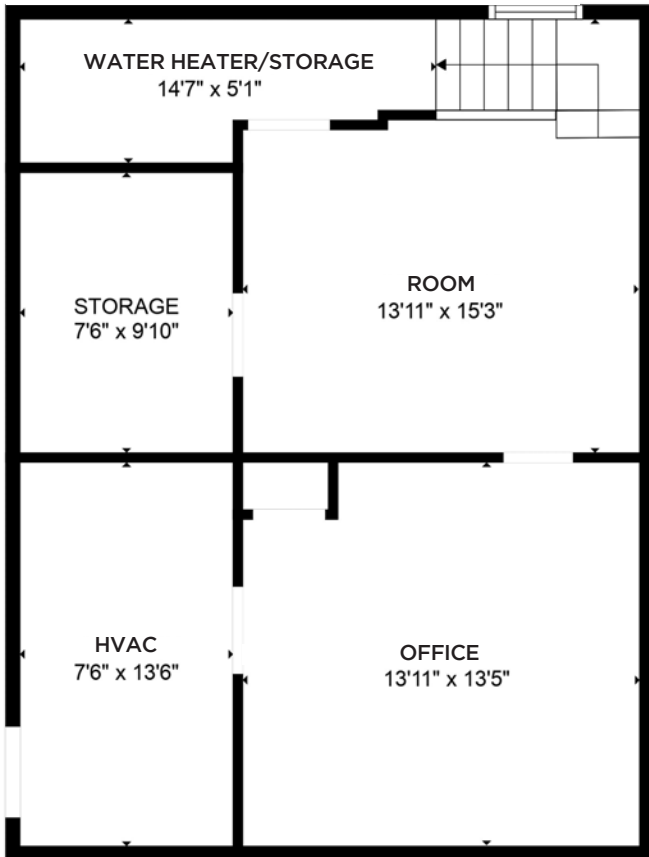
LEASE RATE: **\$17.70/SF NNN**

ESTIMATED NNN: **\$5.52/SF NNN**

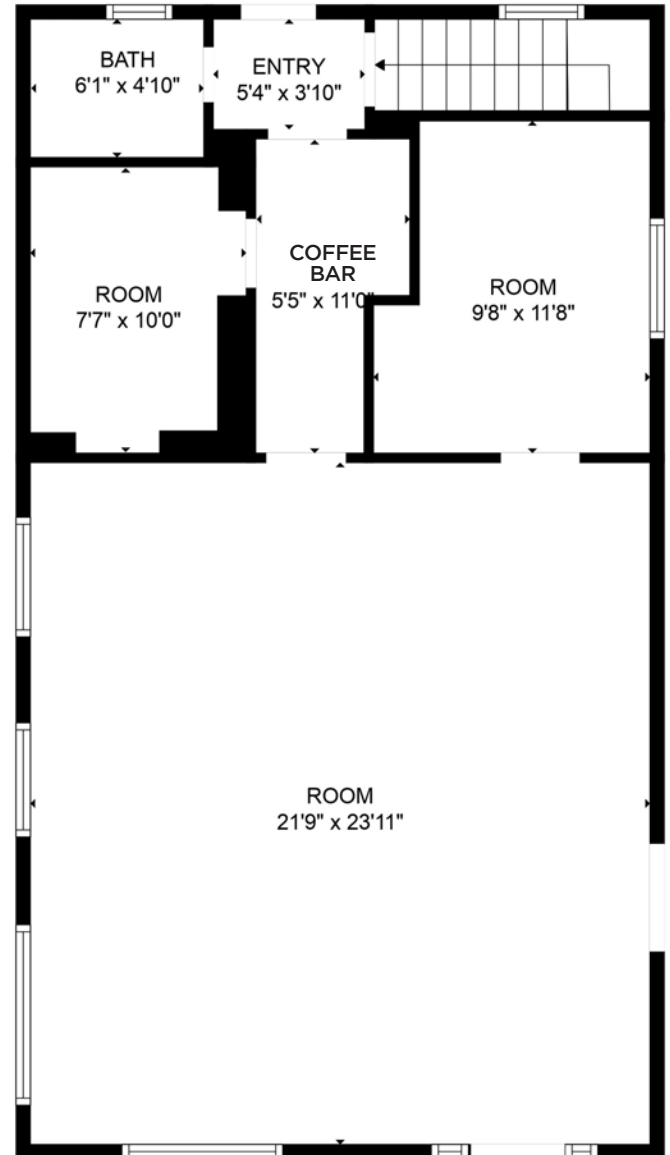
FEATURES:

- Great visibility on Main Street
- High-ceilings on the main floor
- Quality finished
- Good natural light
- Large off-street parking

LOWER LEVEL (667/SF)



MAIN FLOOR (960/SF)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FEATURED PROPERTY

4100 MAIN STREET • TIMNATH, CO 80547



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DAVID RAND Managing Broker
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970.237.6969
david@trademarkpmg.com

SITE LOCATION

4100 MAIN STREET • TIMNATH, CO 80547

14.1

MILES
TO LOVELAND

9.3

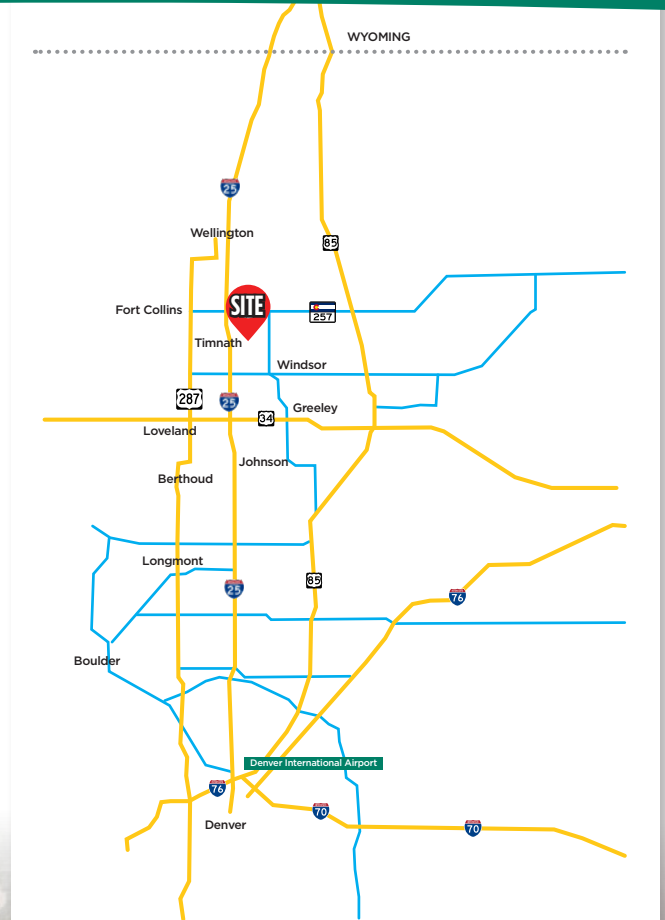
MILES
TO FORT COLLINS

46.2

MILES
TO CHEYENNE

58.5

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

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Greeley

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