



## FLEXIBLE OFFICE / RETAIL SPACE FOR LEASE

Exceptional opportunity to lease a versatile office or retail space which can be adapted for many uses

PROPERTY TYPE: **OFFICE / RETAIL**

AVAILABLE: **1,600 - 2,450 SF**

LEASE RATE: **\$18.00/SF**

**Plus gas and electric**

FEATURES:

- Negotiable custom tenant improvements to meet all your needs
- Highly visible location with 32,138 vehicles passing by per day
- Huge building signage plus monument signage
- Central location with easy access from Loveland, Fort Collins and Windsor
- Ample on-site parking
- Heated walkways eliminate any weather issues
- Optional garage space available
- High quality and exceptionally maintained building
- Elevator served

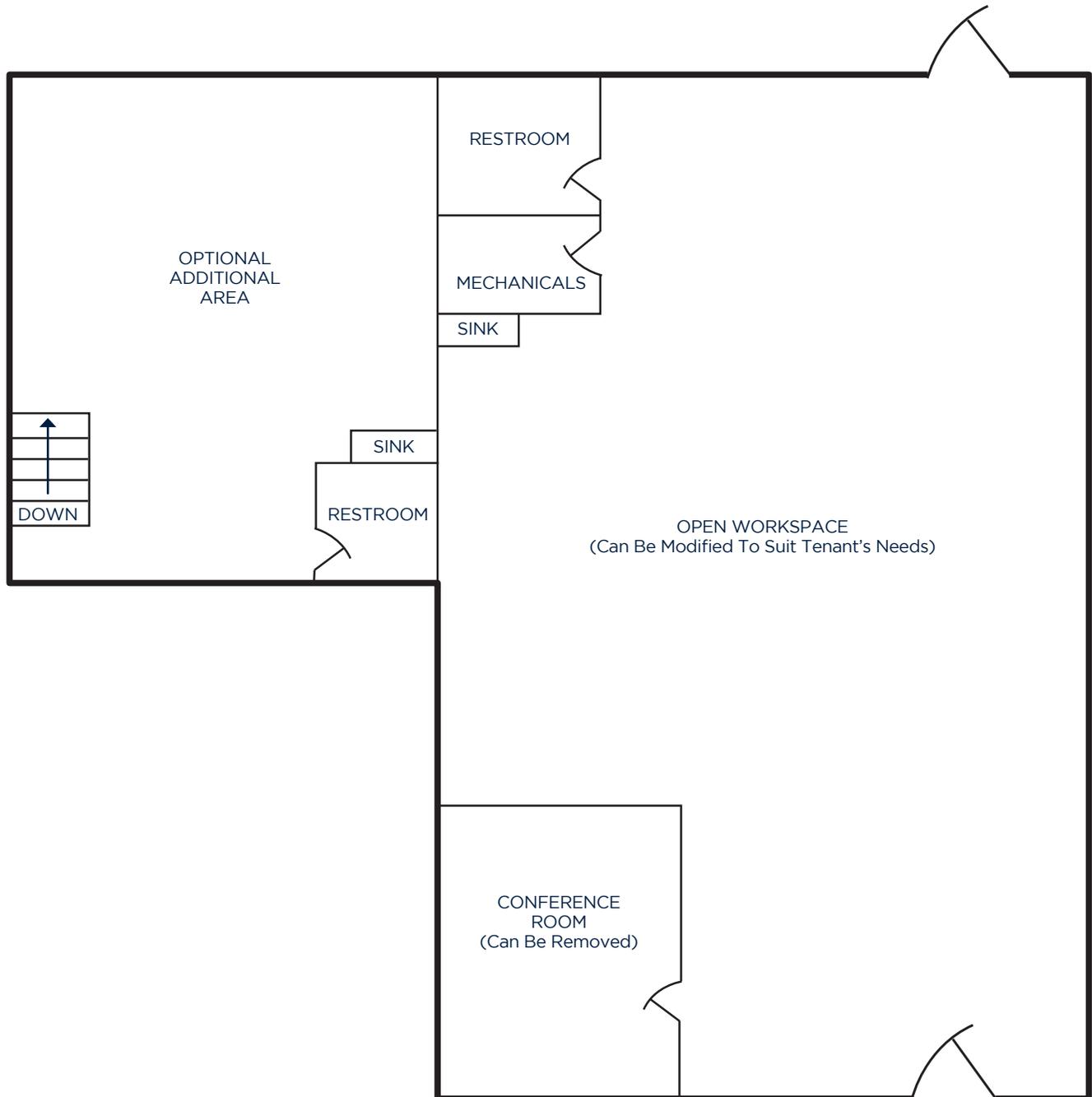
**BRUCE CAMPBELL** Broker  
970.231.6824  
bruce@realtec.com

**PATRICK O'DONNELL** Broker  
970.231.5576  
patricko@realtec.com

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

# FLOOR PLAN

4198 N. GARFIELD AVENUE • LOVELAND, CO 80538



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# FEATURED PROPERTY

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# SITE LOCATION

4198 N. GARFIELD AVENUE • LOVELAND, CO 80538

10.9

MILES  
TO FORT COLLINS

22.0

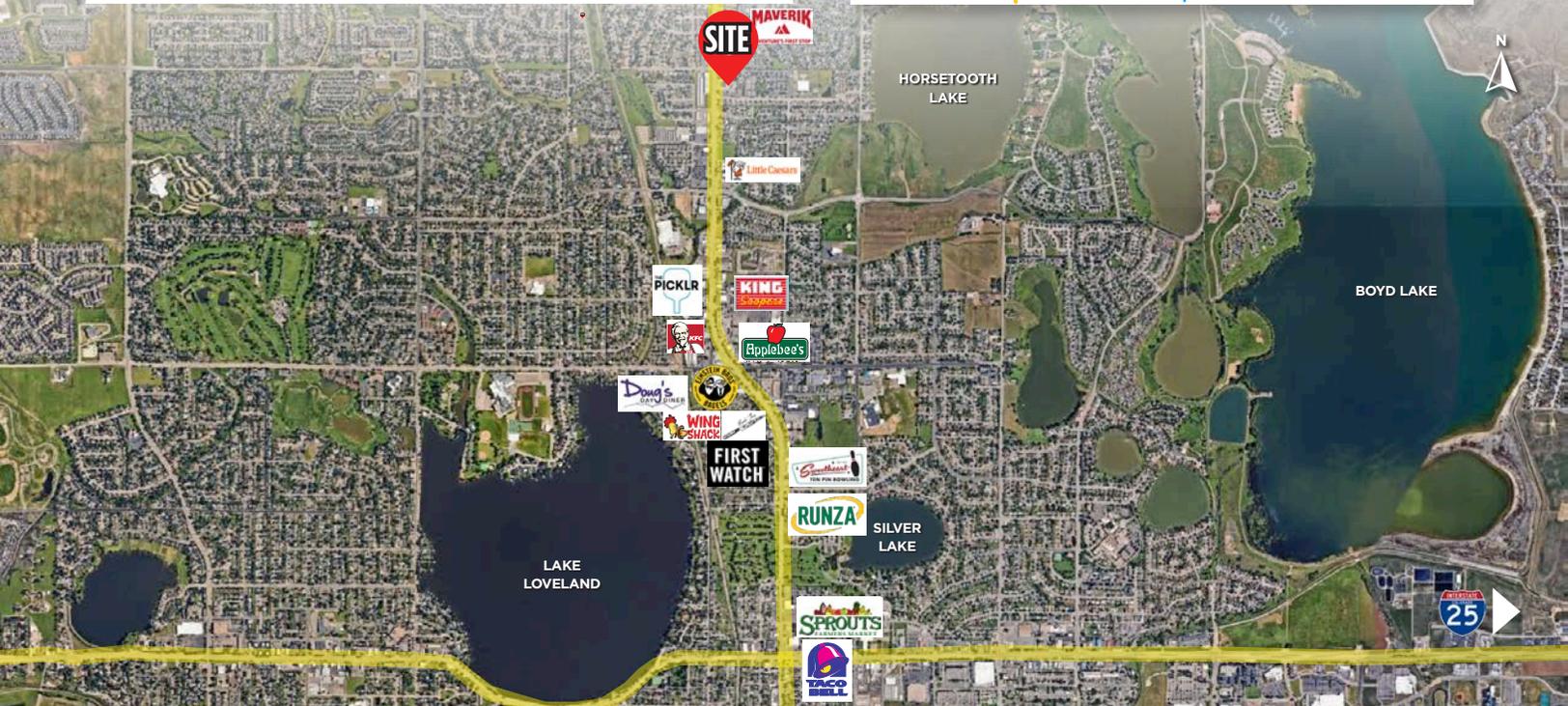
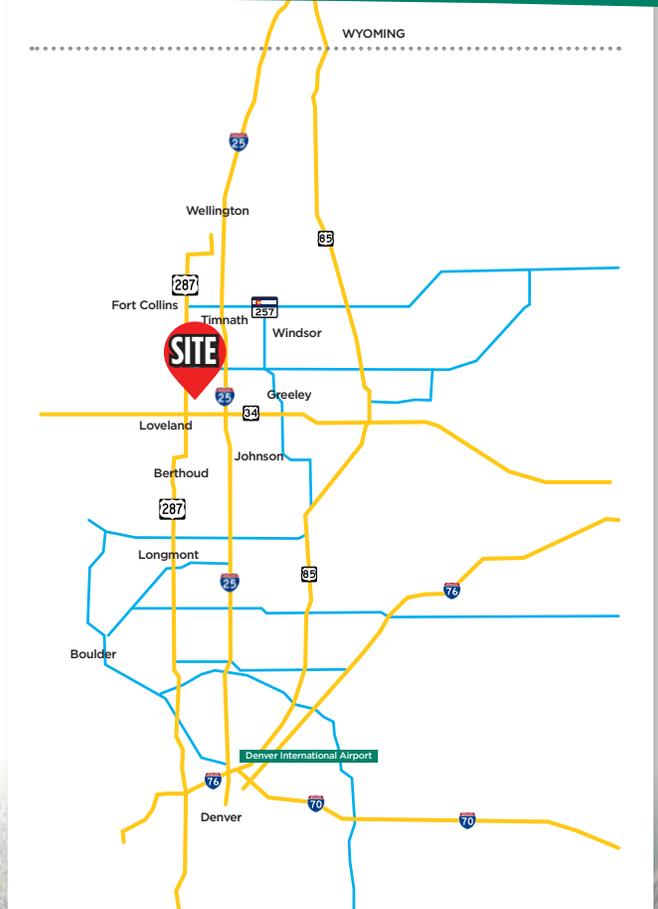
MILES  
TO GREELEY

56.1

MILES  
TO CHEYENNE

55.8

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES