



3.99% Interest only financing for 36 Months*

**For a limited time. Call for Details*

We Offer:

Small, affordable flex work/storage warehouse units. $1,250\pm$ sf up to $1,375\pm$ sf to serve as your office, workshop, distribution warehouse, or collectable storage space.

LifeSpace is a great option for flexibility, size, and affordability. Whether you need a small office, warehouse, and distribution space, or somewhere to store your prized collections, we have you covered. LifeSpace flex work / storage units are constructed with top quality materials and the latest building codes, creating spaces you can rely upon and be proud to own.

VISIT: <https://lifespaceloveland.com/>

Location:

A great location in NW Loveland with excellent visibility and convenient access at the intersection of Hwy 287 and West 57th Street.

Available Units: 18 units

Unit Sq. Ft.: $1,250\pm$ sf - $1,375\pm$ sf

Sale Price: Starting at \$299,000

Lease Rate: \$22.00/SF Gross

 A Momentum Development
project
(303) 900-1163
www.lifespaceloveland.com

 **NAI Affinity**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Lauren Larsen, Managing Broker
970-305-8176
sales@mylifespace.us

Jake Hallauer, CCIM, President
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YOUR LIFE, YOUR SPACE, YOUR WAY!

5705 N GARFIELD AVE, LOVELAND, CO

AERIAL MAP



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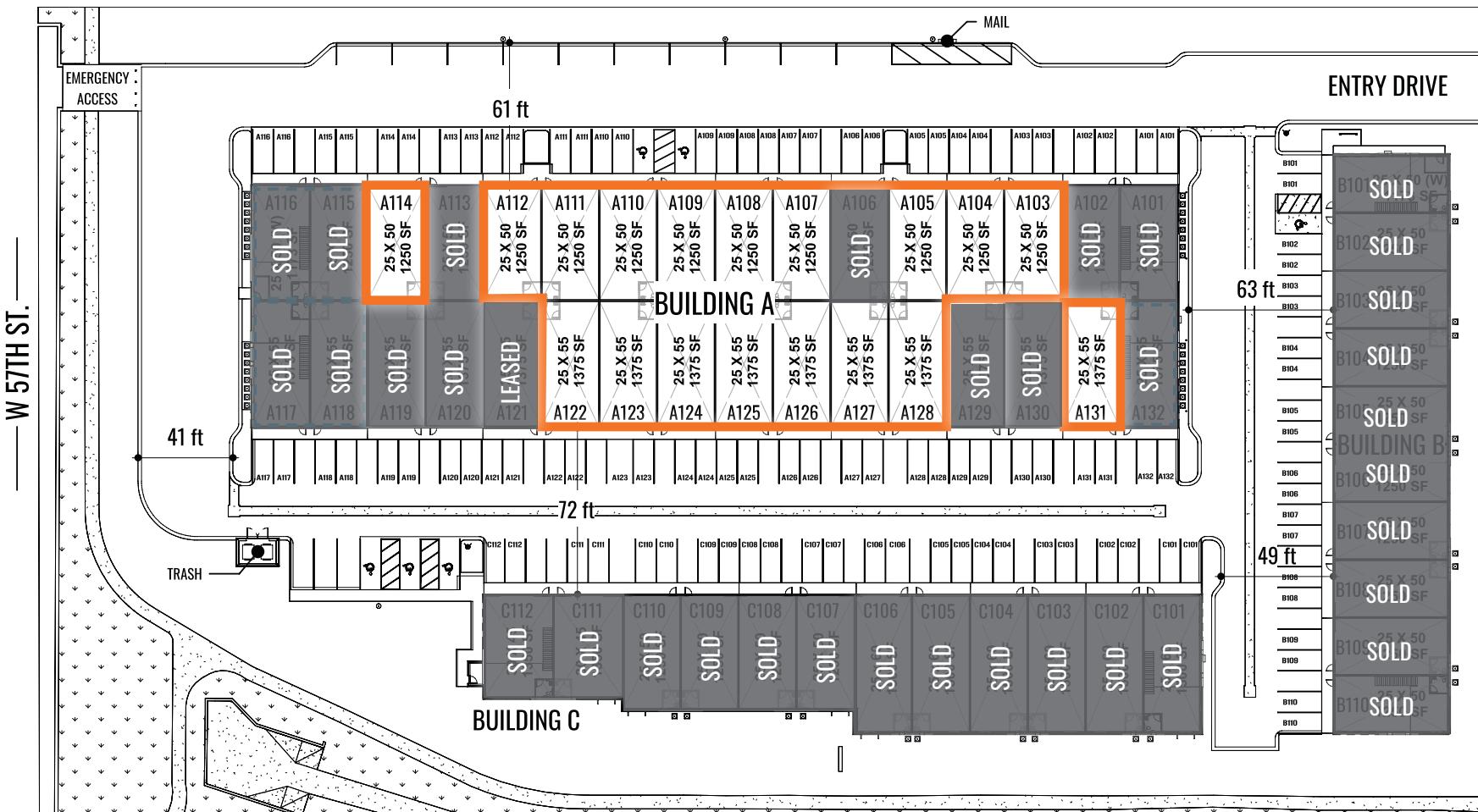
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SITE MAP



— HWY 287 —



5705 N. Garfield Ave.
Loveland, CO 80538



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(303) 900-1163

www.lifespacecolorado.com



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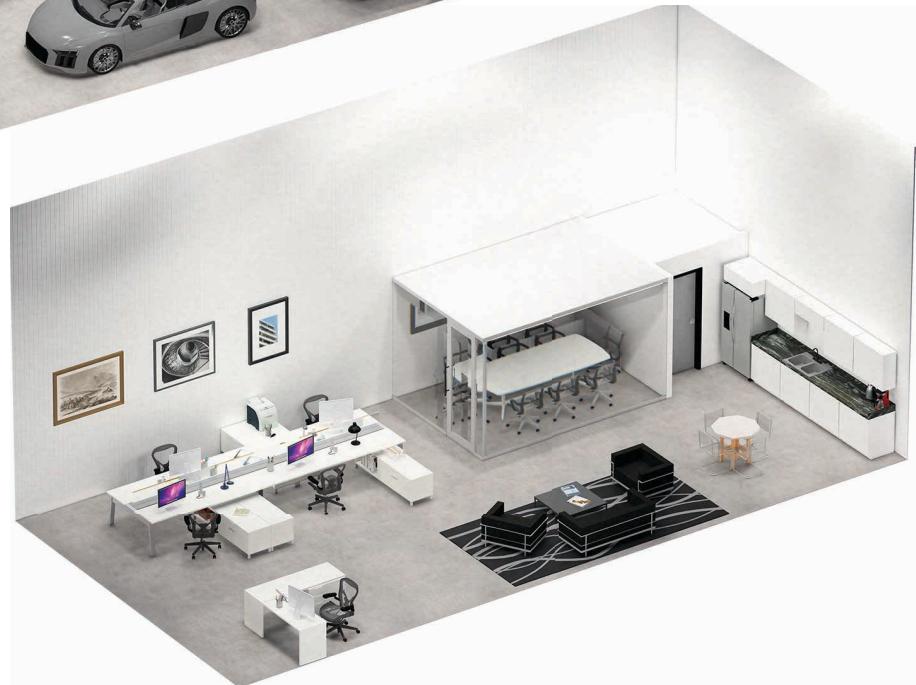
KEY FEATURES

STANDARD INCLUSIONS:

- Full HVAC for your heating and cooling needs
- Finished private restroom in each unit
- Oversized 14' x 14' overhead doors with remote openers
- Wide paved drive aisles - up to 72'
- 3 phase 100 amp power to every unit
- LED lighting is standard in each unit



Protect your property
or store your valuable
cars and other
collectibles indoors out
of the elements.
SAFE & SECURE



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INVENTORY TRACKING

Building A												
STATUS	Unit Number Building	Unit Width	Unit Depth	Square Feet	Max Approved Mezz/SF	Net Rentable SF	Entry Clear Height	Rear Clear Height	Base Price/PSF	Base List Price	Power	Full ADA Restroom
SOLD	A101 EC	25	50	1,250	375	1,625	20'	21'			Three Phase 100A	Included
SOLD	A102	25	50	1,250		1,250					Three Phase 100A	Included
	A103	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A104	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A105	25	50	1,250	375	1,625			\$239	\$299,000	Three Phase 100A	Included
SOLD	A106	25	50	1,250	375	1,625			\$239	\$299,000	Three Phase 100A	Included
	A107	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A108	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A109	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A110	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A111	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A112	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
SOLD	A113	25	50	1,250		1,250					Three Phase 100A	Included
	A114	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
SOLD	A115	25	50	1,250		1,250					Three Phase 100A	Included
SOLD	A116 EC WE	25	50*	1,173		1,173					Three Phase 100A	Included
SOLD	A117 EC	25	55	1,375	415	1,790					Three Phase 100A	Included

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INVENTORY TRACKING

Building A												
Status	Unit Number Building	Unit Width	Unit Depth	Square Feet	Max Approved Mezz/SF	Net Rentable SF	Entry Clear Height	Rear Clear Height	Base Price/ PSF	Base List Price	Power	Full ADA Restroom
SOLD	A118	25	55	1,375		1,375					Three Phase 100A	Included
SOLD	A119	25	55	1,375		1,375					Three Phase 100A	Included
SOLD	A120	25	55	1,375		1,375					Three Phase 100A	Included
LEASED	A121	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A122	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A123	25	55	1,375	415	1,790			\$239	\$329,000	Three Phase 100A	Included
	A124	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A125	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A126	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A127	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A128	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
SOLD	A129	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
SOLD	A130	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A131	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
SOLD	A132 EC	25	55	1,375	415	1,790					Three Phase 100A	Included
Total SF Building A				41,923								

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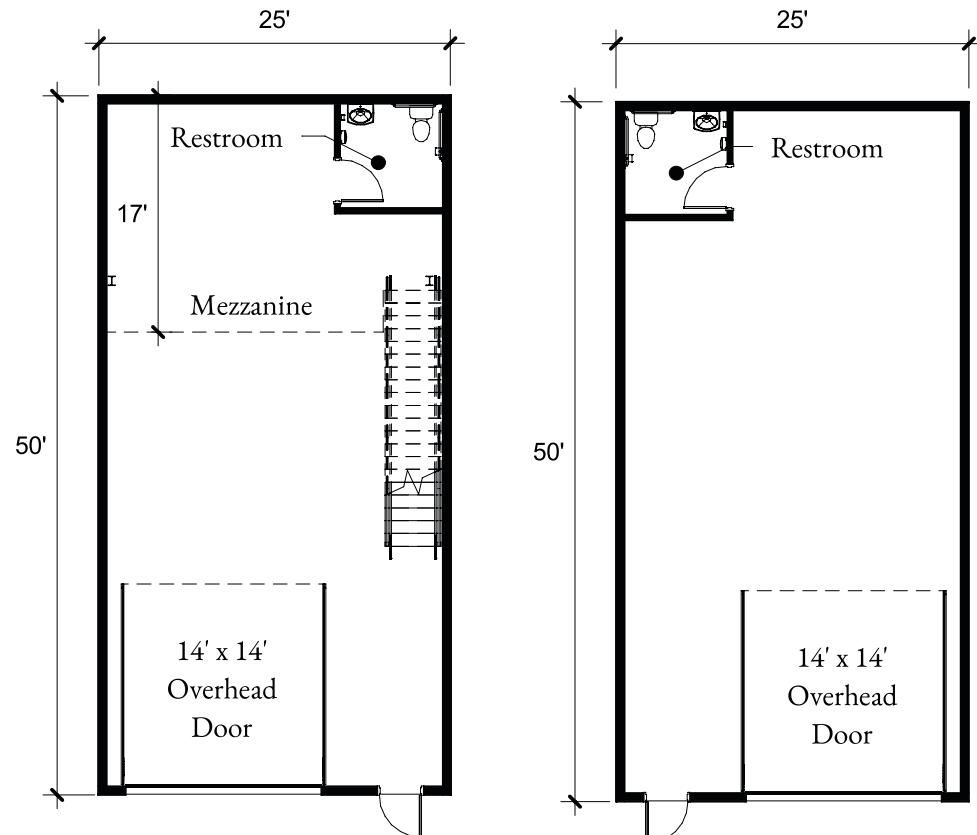
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**25'x50'
1,250sf**

*Mezzanine adds additional 425sf



INCLUSIONS:

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- Finished private restroom
- Oversized 14' x 14' overhead doors with remote openers
- Wide paved drive aisles - up to 72'
- 3 phase 100 amp power
- LED lighting

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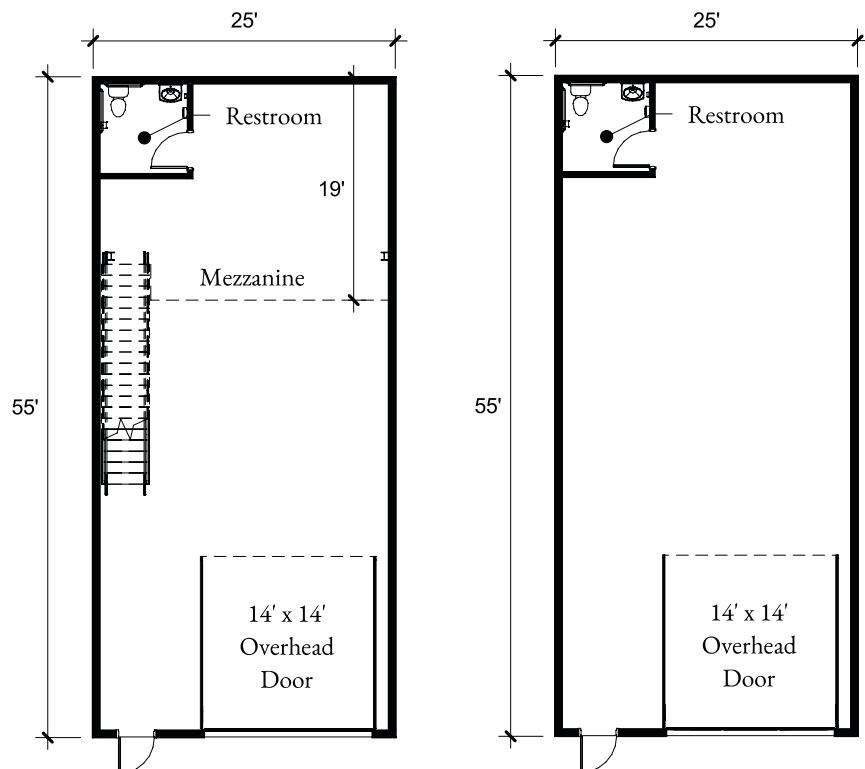
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**25'x55'
1,375sf**

*Mezzanine adds additional 475sf



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FINANCING TERMS

3.99% Interest Only Financing Available*

**Terms subject to change. Call for more details*

TERM SHEET FOR INTEREST ONLY SELLER FINANCING AT 3.99% for up to THREE YEARS – THE FIGURES PRESENTED REPRESENT AN EXAMPLE LOAN AMOUNT. SUBJECT TO CHANGE WITHOUT NOTICE.

Purchase Price for 1,250 Sf unit = \$300,000

Required down payment = \$90,000 (30%)

Loan origination fee of 1% paid by buyer at Closing = \$2,100

Loan principal = \$210,000

Loan Term for **Three Years Interest Only at 3.99%** after interest rate buydown by seller to be disclosed to the buyer in accordance with legal requirements.

Monthly payment (interest only) = \$698.25 for up to 36 months from the date of closing

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