



**REAL
ESTATE
GROUP**

MINDFULLY CREATING COMMUNITY

**512 5th Street, Berthoud, CO
SECOND FLOOR OFFICE
SUITE FOR LEASE**



PROPERTY DETAILS

Available Space:
716 - 4,553 RSF

Lease Rate: \$15.00/SF
Expenses: \$12.00/SF
(including utilities)

Co-Tenants:

- Asher Architects
- TB Group
- Berthoud Weekly Surveyor

Rico Devlin
Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein
Sr. Partner/Commercial Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

BERTHOUD OFFICE SUITE

LEASE RATE: \$15.00/RSF NNN (EST. \$12.00/SF)

- Well appointed office space on Mountain Avenue in Berthoud, with historic charm & modern updates
- South facing, second floor space with lots of windows and abundant natural light
- Flexible floor plan with open areas and ability to add separate offices, conference rooms, and break rooms, depending upon tenant needs
- Elevator served second floor suite with shared restrooms and common hallways
- Off-street parking available, and plenty of street parking nearby
- Walkable distance to several restaurants, bakery, coffee shop and Hays Market

 **DEMOGRAPHICS** (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,255	15,998	26,457
Avg. HH Income	\$128,161	\$137,152	\$135,447
Households	3,271	6,177	10,474
Businesses	330	476	720
Employees	2,595	3,440	5,151

 **TRAFFIC COUNTS** (Source: STDBOnline)

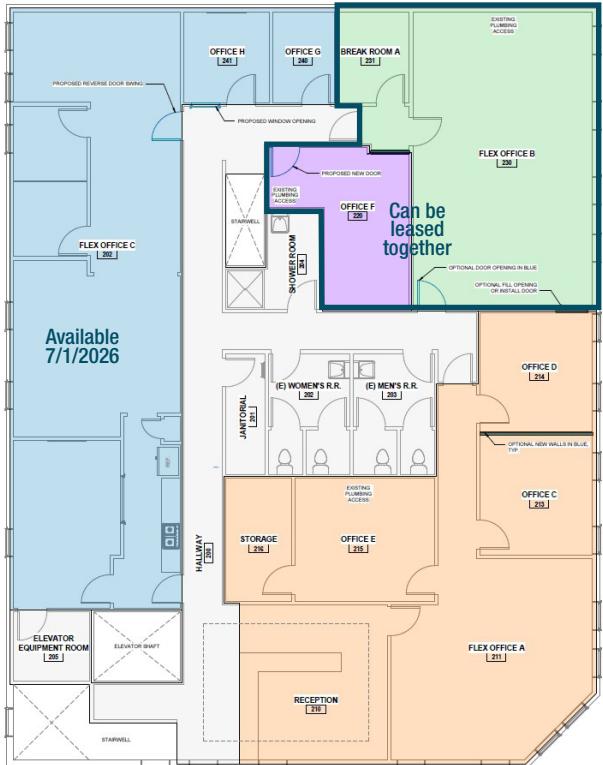
Mountain Ave. btwn 5th & 6th Streets 11,300 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1/7/2026

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512 5th Street, Berthoud, CO

Proposed Plan 1



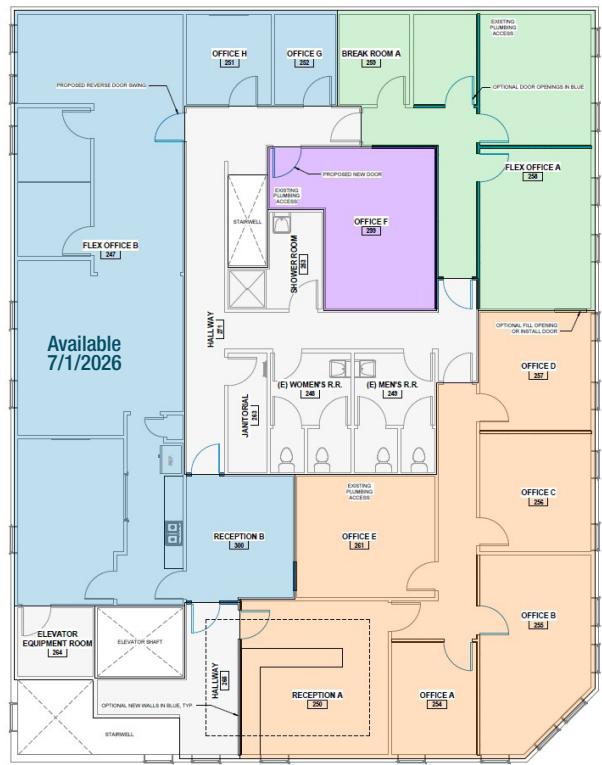
Available 7/1/2026

Common Area 1007 SF
1,293 RSF 716 RSF 1,369 RSF 195 RSF

- Floorplan can be flexible to suit Tenant requirements

- Please schedule a tour with the listing agent to discuss all potential layout plans

Proposed Plan 2



Available 7/1/2026

Common Area 962 SF
1,448 RSF 652 RSF 1,274 RSF 244 RSF



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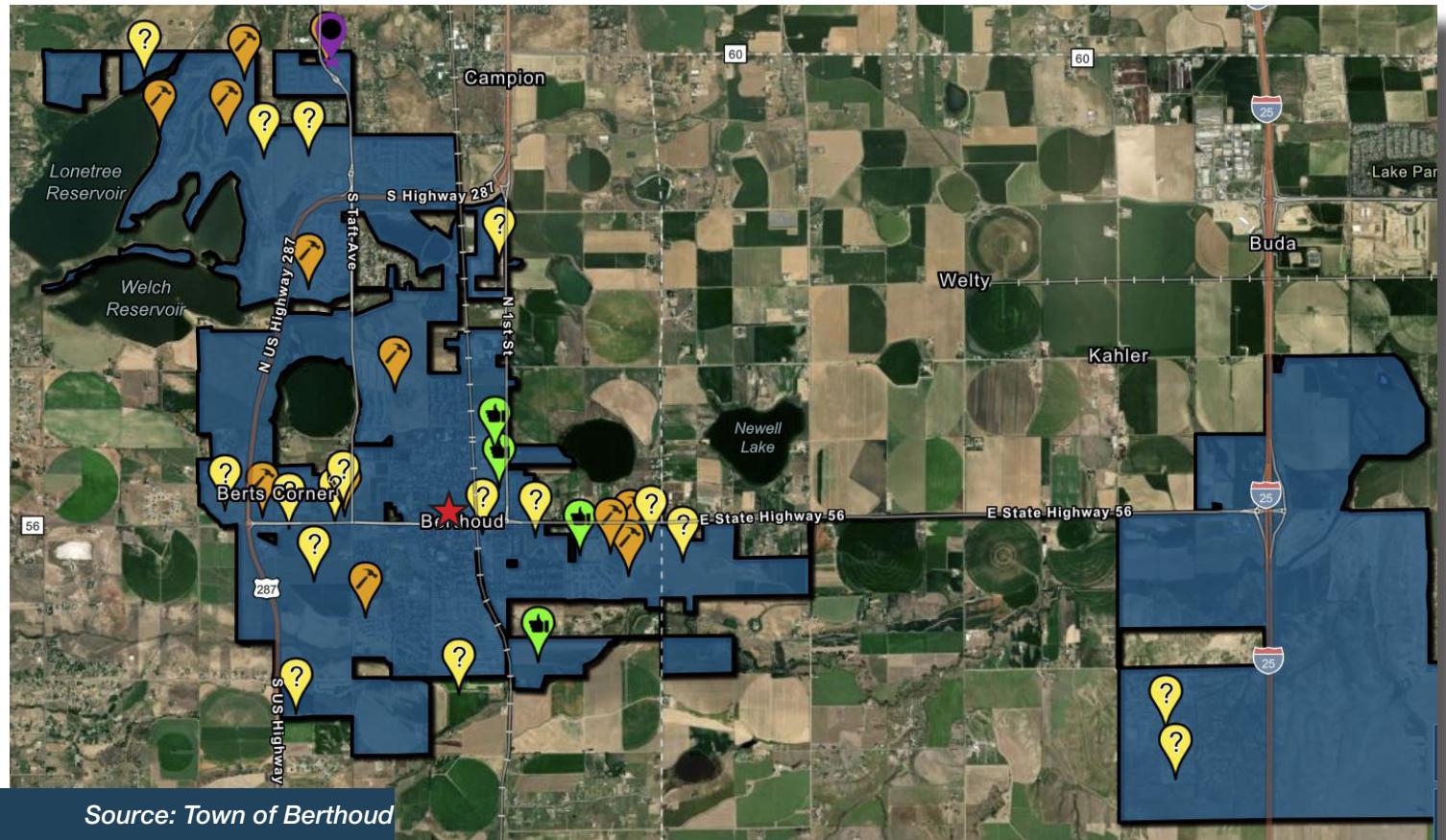
1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM

BERTHOUD, CO

"THE GARDEN SPOT OF COLORADO"

- One of Northern Colorado's fastest growing communities with impressive projected population growth through 2040
- Centrally located between two world class campuses of Colorado State University in Fort Collins and University of Colorado at Boulder
- Berthoud is home to the new TPC Colorado Golf Course - The only TPC course in the state of Colorado, and the state's first ground-up golf course development in nearly 10 years
- Berthoud's centralized location near the I-25 corridor and US-287 bypass attracts an ideal demographic that can easily commute anywhere in Northern Colorado
- Berthoud has made a large investment in infrastructure, roads, and fiber optics to accommodate development and has proactive incentives aimed to create jobs for the area
- Berthoud is 46 miles north of Denver, 30 minutes south of Fort Collins, and has access to 2.5 million people within 60 minutes
- Centrally located between Colorado State University in Fort Collins and Colorado University at Boulder and approx. 20 minutes from both Longmont and Fort Collins Front Range Community College campuses

Source: <https://berthoudeconomicdevelopment.com/demographics-community-profiles>



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