

# 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)

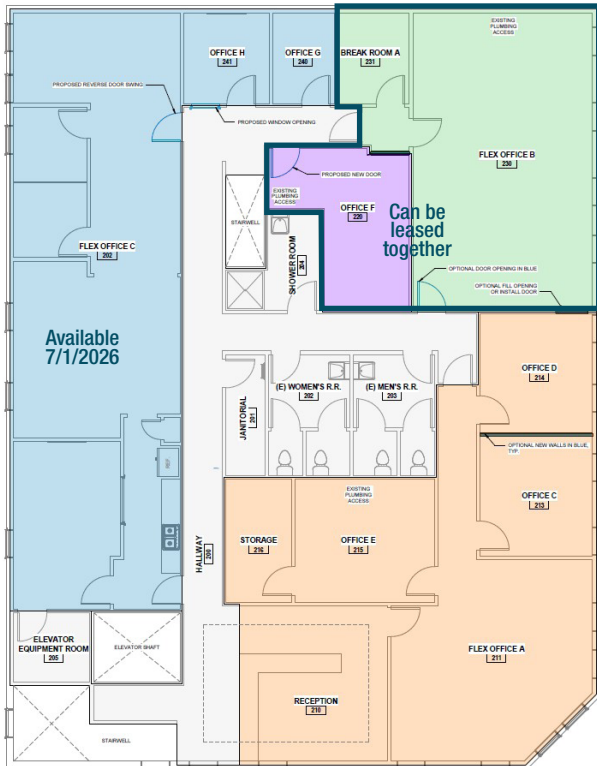
Mountain Ave. btwn 5th & 6th Streets 11,300 VPD

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

# OFFICE SUITE FOR LEASE

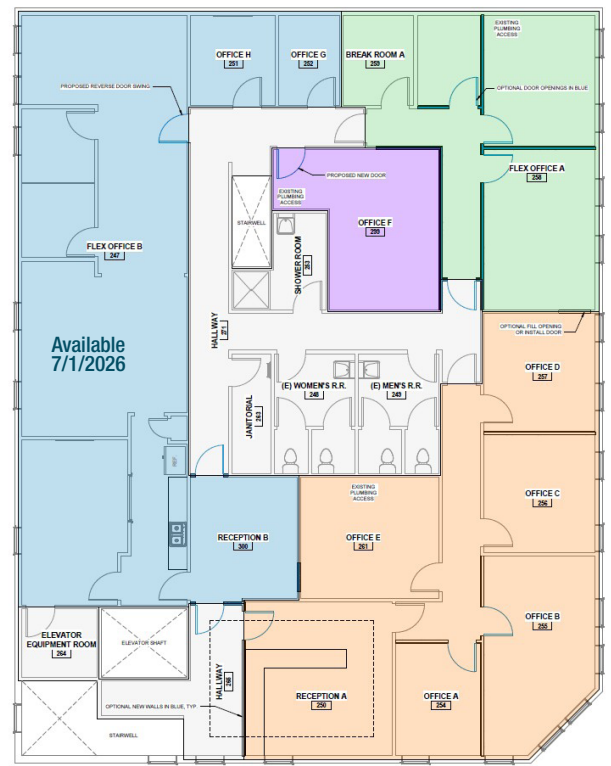
512 5th Street, Berthoud, CO

## Proposed Plan 1



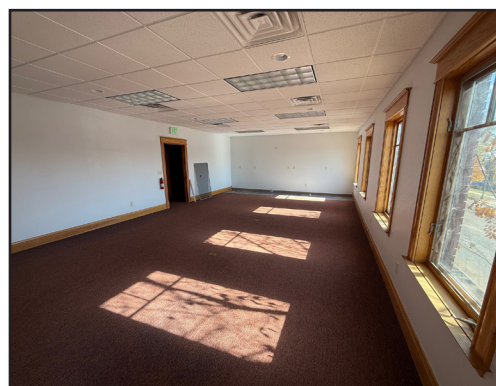
Common Area 1007 SF  
 1,293 RSF  
 716 RSF  
 1,369 RSF  
 195 RSF

## Proposed Plan 2



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

- Floorplan can be flexible to suit Tenant requirements
- Please schedule a tour with the listing agent to discuss all potential layout plans



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



## 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>

