FOR LEASE **1515 CASCADE AVENUE** LOVELAND, COLORADO 80538





1,308 - 35,000 RSF MARQUEE OFFICE SPACE AVAILABLE LEASE RATE: \$12.00-\$15.00/RSF NNN | NNN: \$8.37/RSF (INCLUDES UTILITIES)

1515 Cascade is a well-maintained, marquee office building located on Highway 34 in Loveland at the base of the Big Thompson canyon. The upper floors offer spectacular views of the Rocky Mountains.

This 3-story building is walking distance to Mehaffey Regional Park, and is surrounded by nearby restaurants, retail and grocery. The floors can easily be subdivided and configured to meet a variety of user needs.

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PROPERTY HIGHLIGHTS

- 89,748 Building SF
- 1,308 35,000 RSF Available
- 422 Total parking spaces in two parking areas on both the north and south sides of the building
- 3-Story building
- Second floor patio area
- Access to conference and training facilities throughout the campus

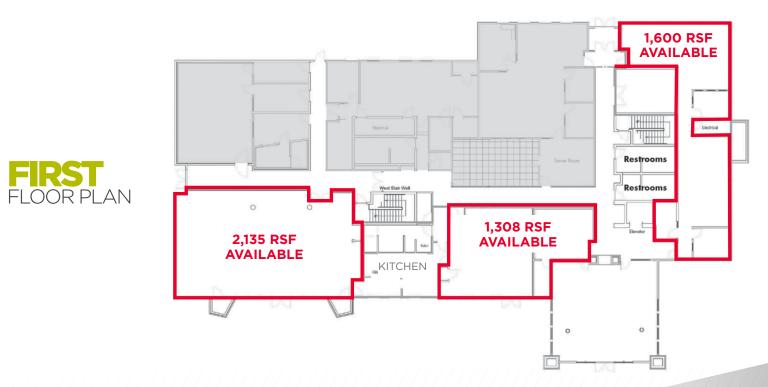


RES

10.00

AWARD-WINNING FIRESIDE CAFE ON SITE

Man and the







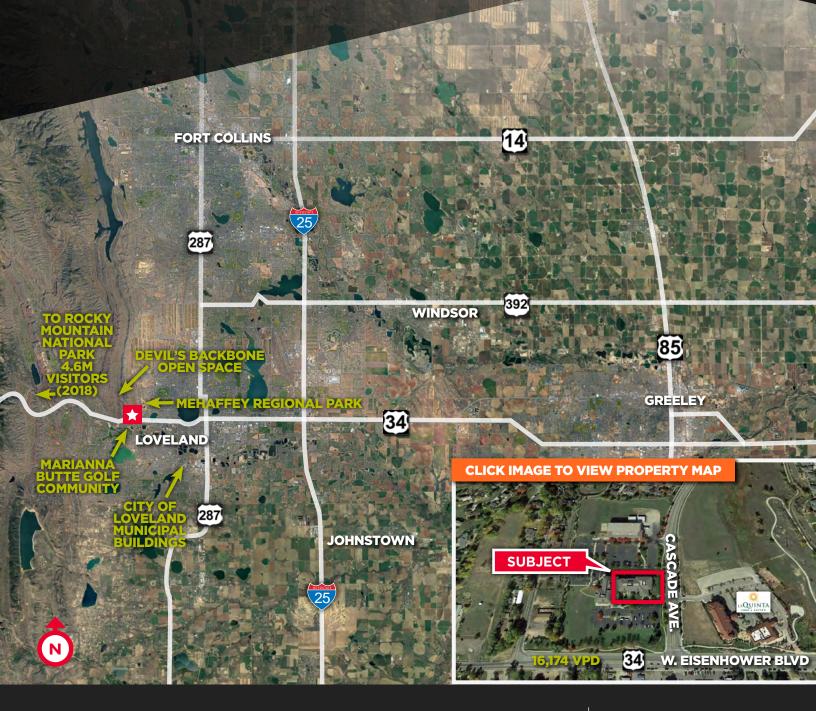




CUSHMAN & WAKEFIELD

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