



EXQUISITE DOWNTOWN OFFICE SPACE MELDING HISTORIC CHARM AND MODERN STYLE

This iconic 1916 property has been masterfully reimagined, blending historic charm with modern sophistication to create a truly exquisite downtown masterpiece. The second and third floors are now available and ready to be customized to suit your ideal floorplan. This is a one-of-a-kind property designed to inspire and engage—perfect for attracting and retaining top talent.

Located in the vibrant heart of Downtown Loveland, the property is surrounded by a dynamic mix of restaurants, breweries, bars, boutique shops, public plazas, art museums, theaters, hotels, and residential developments. With ongoing growth, several exciting projects underway, and a newly designed streetscape, downtown Loveland is poised to become an even more dynamic and sought-after destination.

PROPERTY TYPE: **OFFICE**

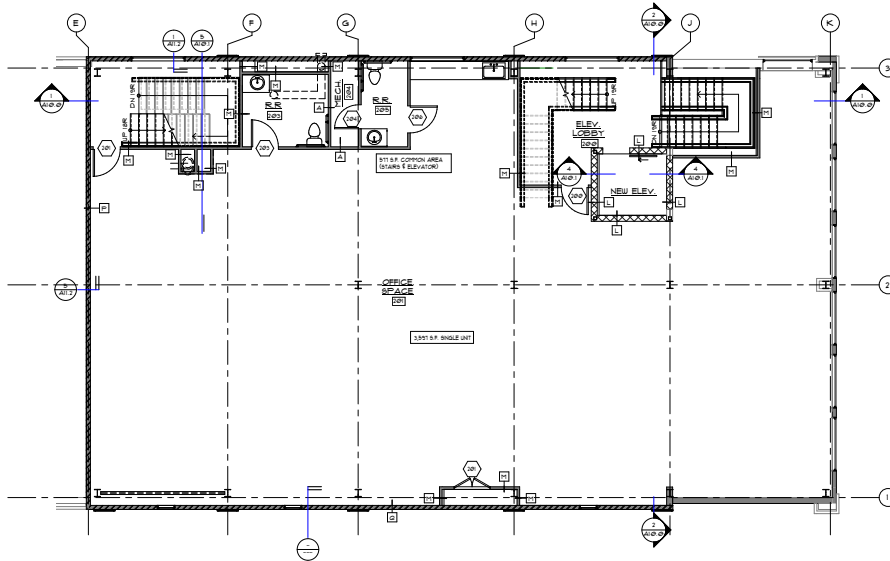
AVAILABLE: 1,831 - 4,185 RSF

LEASE RATE: \$16/SF - \$23/SF NNN

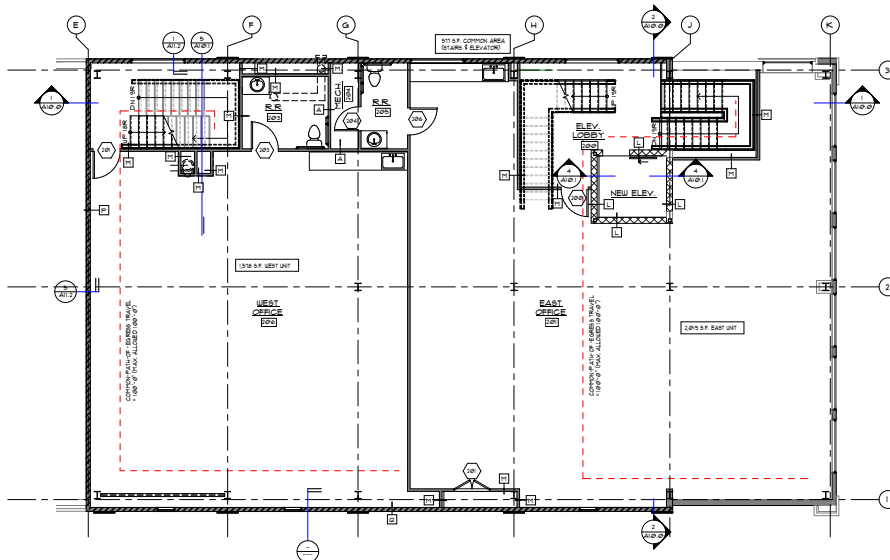
NNNs: \$4.50/SF (ESTIMATED)

FEATURES:

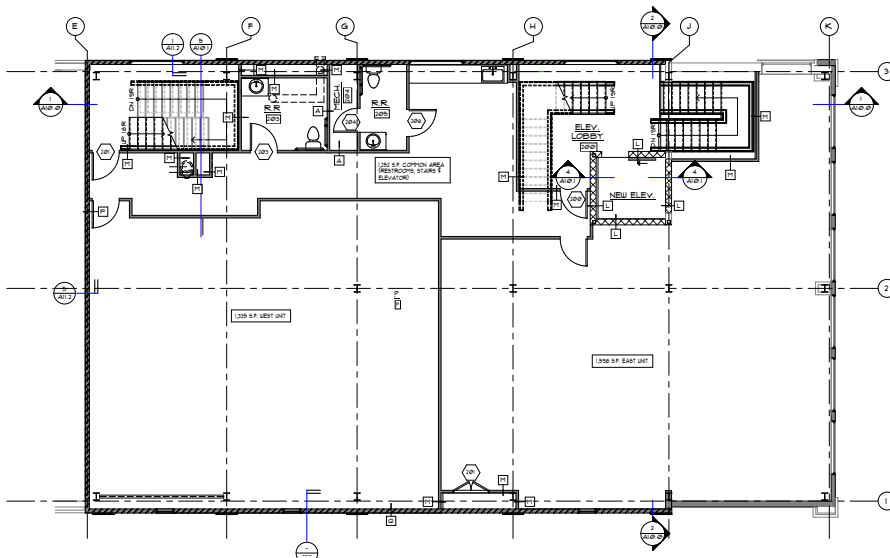
- Fully customizable open floor plan tailored to meet your specific business needs
- Dramatic wood-clad barrel ceilings that create a sense of openness and warmth
- Exposed brick walls and metal trusses for an authentic industrial-modern aesthetic
- Striking custom metalwork
- Expansive rooftop deck with stunning mountain views
- Just steps from a 460-space public parking garage for convenient access
- Elevator-served for ease of access across all levels
- Low NNN Expenses



**2nd Floor
One Suite**



**2nd Floor
Two Suites without
Common Area**



**2nd Floor
Two Suites
with Shared
Common Area**

FEATURED PROPERTY

319 N. CLEVELAND AVE. • LOVELAND, CO 80537



SECOND FLOOR



SECOND FLOOR FACING EAST



SECOND FLOOR FACING WEST



SECOND FLOOR EAST SIDE

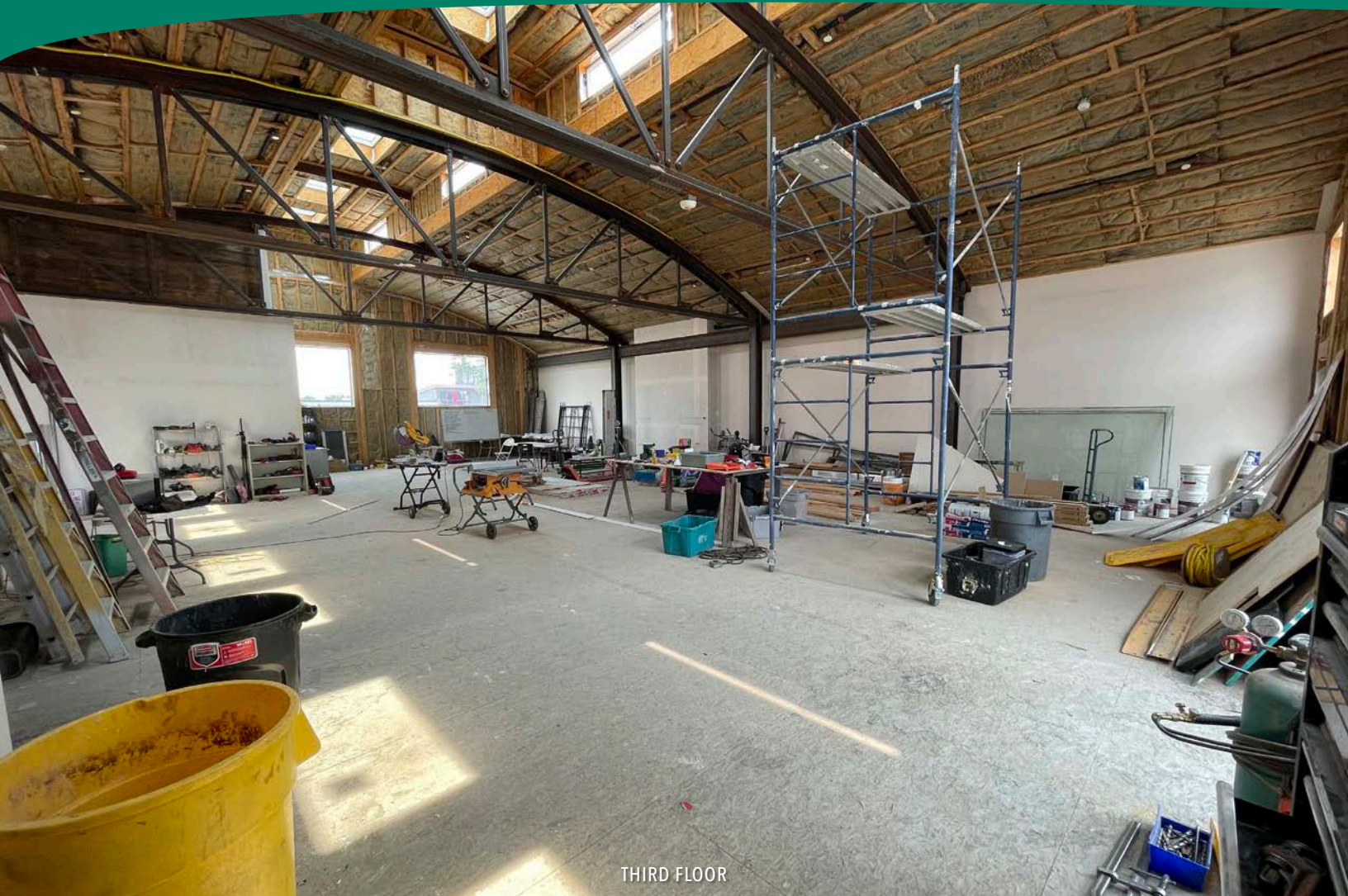
VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

BRUCE CAMPBELL Broker
970.231.6824
bruce@realtec.com

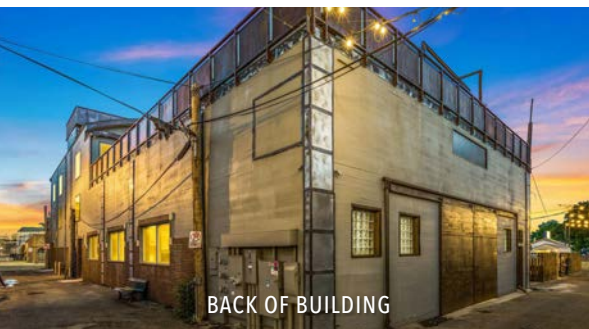
PATRICK O'DONNELL Broker
970.231.5576
patricko@realtec.com

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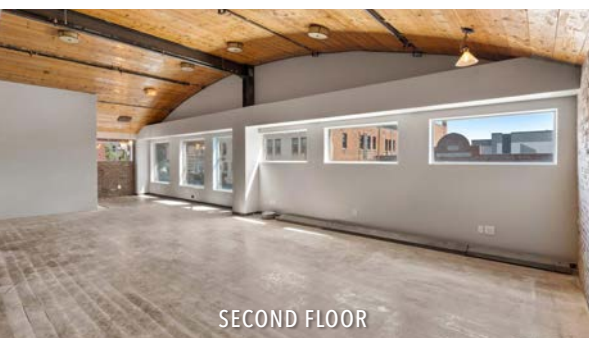
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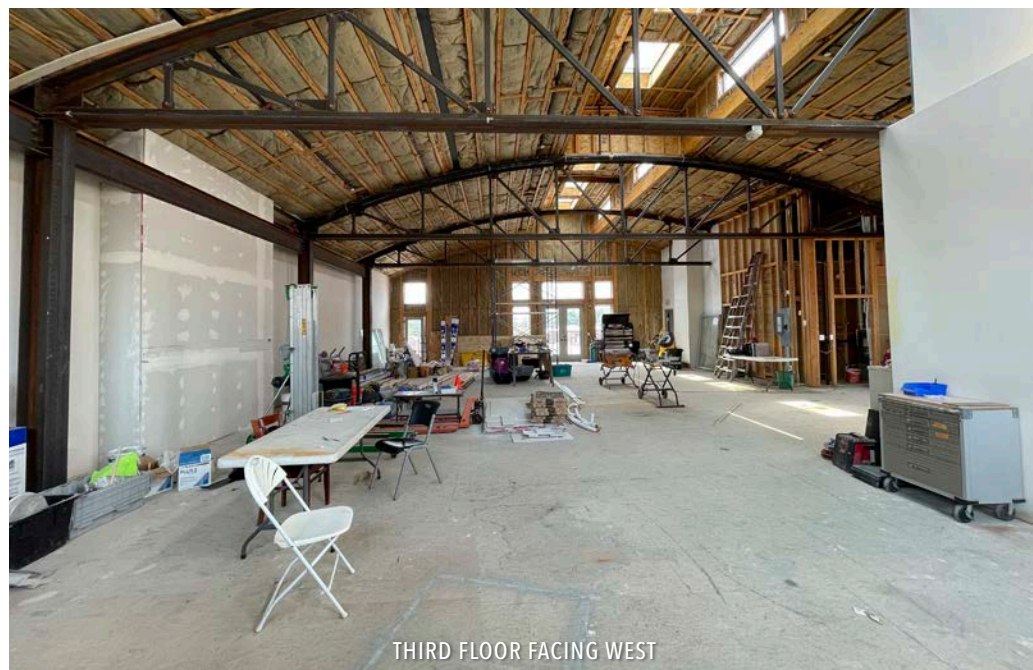
THIRD FLOOR



BACK OF BUILDING



SECOND FLOOR



THIRD FLOOR FACING WEST

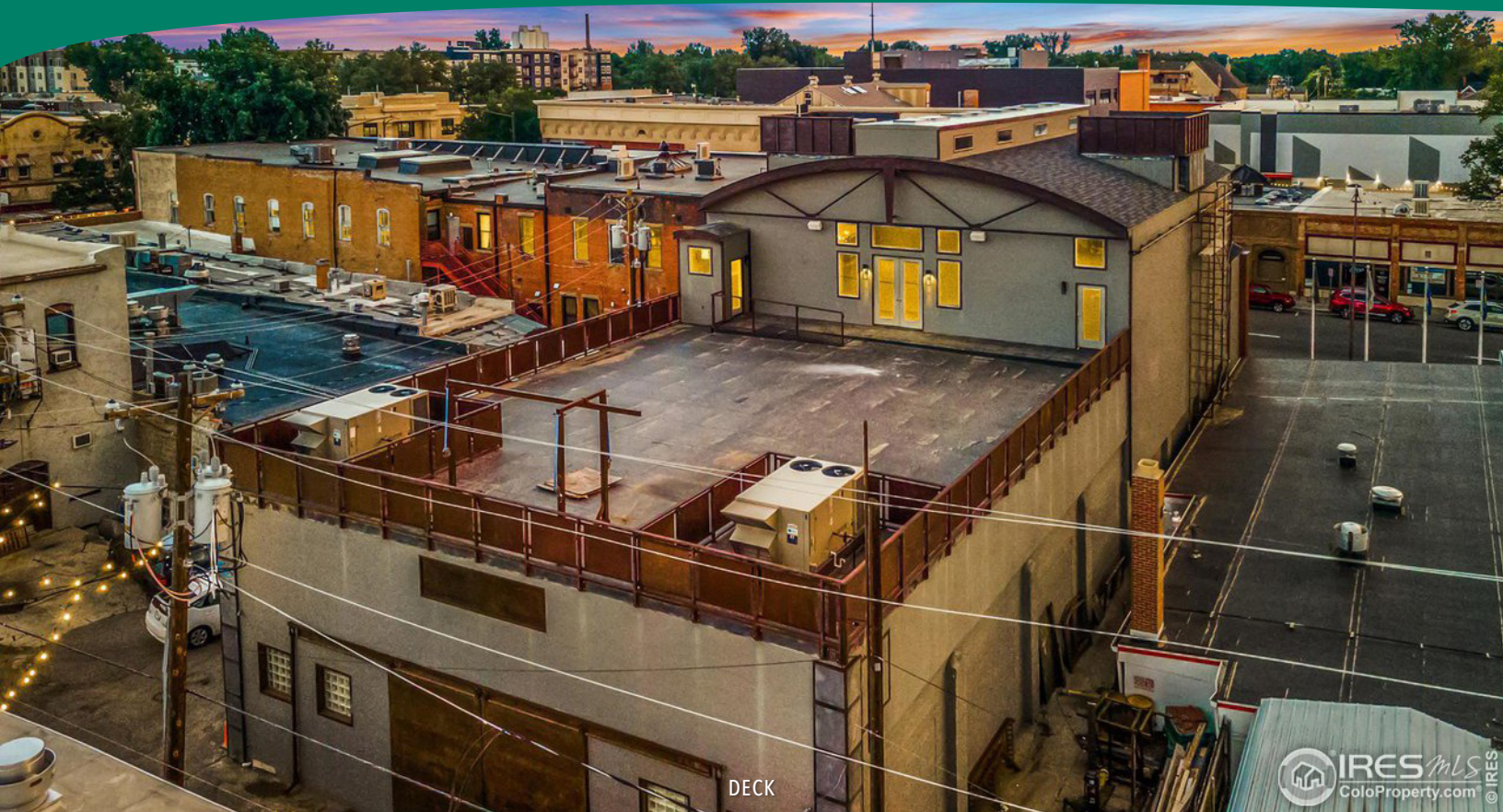
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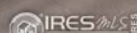
DECK



DECK



OVERHEAD



STAIRWAY AND NEW ELEVATOR

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SITE LOCATION

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21.0

MILES
TO GREELEY

15.2

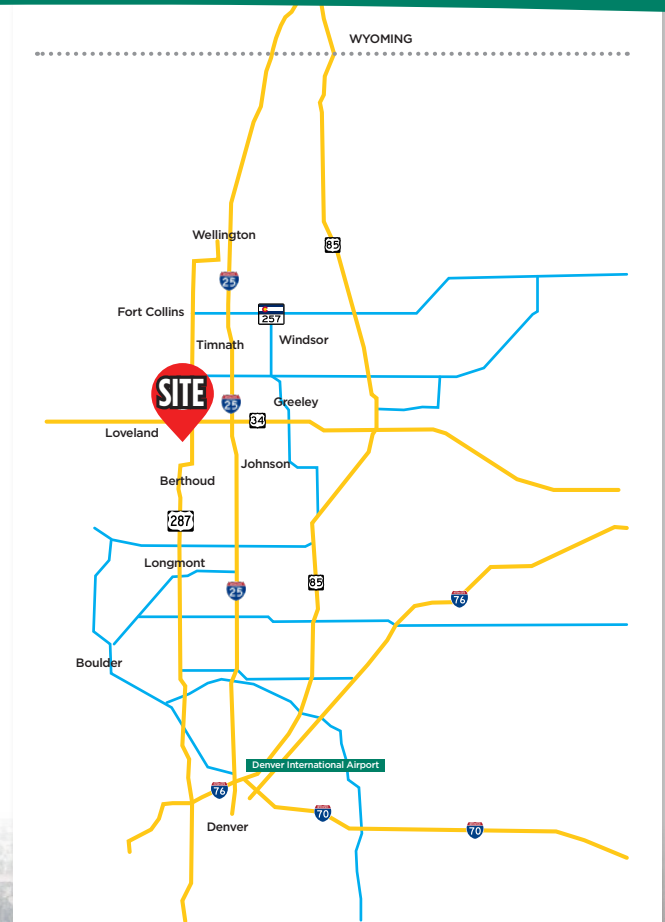
MILES
TO FORT COLLINS

60.8

MILES
TO CHEYENNE

52.7

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

ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expend and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

2020 Governor’s Award for Downtown Excellence
 Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015
 Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016
 Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016
 Best Places to Live in the West (Loveland) - Sunset Magazine, 2014
 Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

DEMOGRAPHICS

	1 Mile	3 Miles
Population	9,687	61,997
# Households	4,497	25,279
Average Age	39.60	39.50
Median Household Income	\$56,987	\$69,991
Daytime Employees	6,420	24,631
Population Growth 2021-2026	6.53%	6.16%
Household Growth 2021-2026	6.67%	6.24%

Source: CoStar

VISITOR GUIDE LINK

<https://online.publicationprinters.com/html5/reader/production/default.aspx?pubname=&edid=568b477a-8502-45ae-a6dc-17e517e19210&pnum=1>

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