

OFFICE SUITE FOR LEASE

206 E. 4th Street, Suite 210
Loveland, CO



PROPERTY DETAILS

Available Space:

Suite 210: 1,324 RSF
Elevator Served

Lease Rate: \$19.50/SF NNN
(opex: \$10.06 w/utilities)
\$3,261 / Month Total

Co-Tenants:

- Bank of Colorado - 2nd Floor Office
- Fly Fitness - Main Level Retail
- Feel Love Coffee

Potential Uses:

- Professional Office
- Legal / Accounting
- Creative / Collaborative
- Engineering / Design
- Marketing, Real Estate, Tech.

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THE MERCANTILE BUILDING

LEASE RATE: \$19.50/SF NNN (exp.\$8.29/SF)

- Modern office suite in a prominent Downtown location on the corner of 4th Street and Cleveland Avenue.
- Well appointed office with new carpet, high ceilings, wood accent walls, abundant windows, skylight, and balcony overlooking the 4th Street corridor.
- Proximity to many restaurants, brew pubs, new theatre, hotel, banks and more
- Abundant street parking, garage parking, and free parking lots nearby
- Efficient layout with three large offices, large conference room, and reception / waiting area, plus a small storage room.
- Ideal for any small professional office use including legal, accounting, counseling, design, engineering, architect, marketing, real estate and more.
- Bring your business and staff to the heart of Downtown Loveland.



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,309	56,301	95,871
Avg. HH Income	\$87,512	\$97,998	\$112,750
Households	4,483	24,335	40,792
Businesses	887	2,921	4,030
Employees	7,414	28,414	44,540



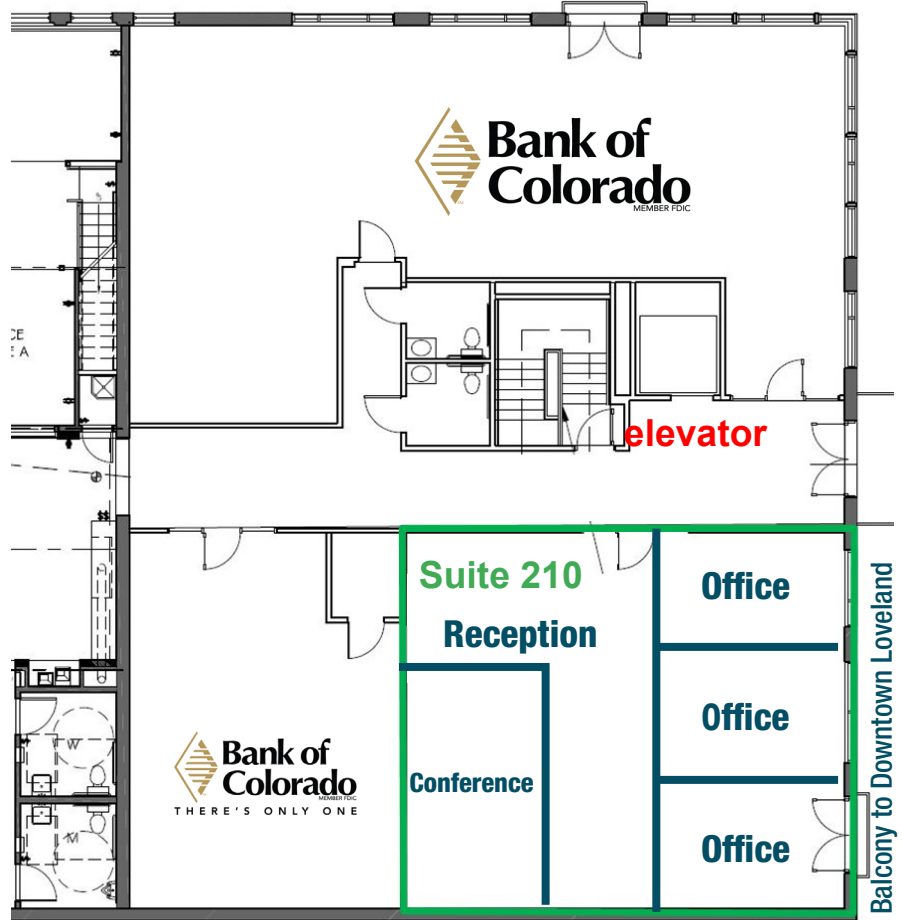
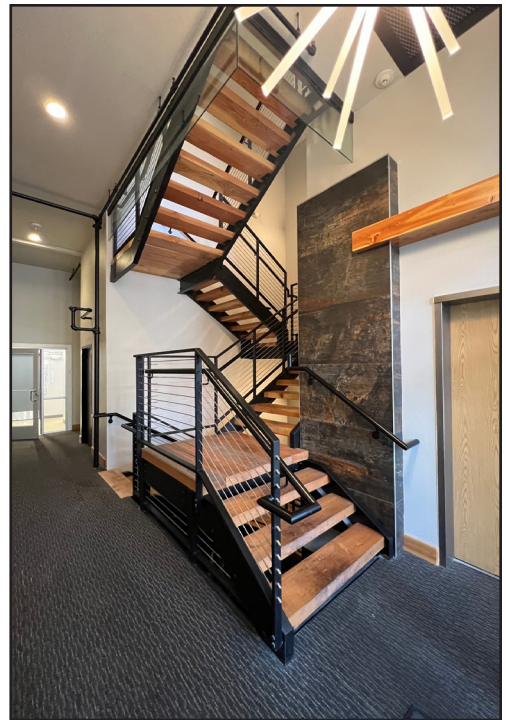
TRAFFIC COUNTS (Source: STDBOnline)

4th Street btwn Cleveland & Lincoln Ave.	3,500 VPD
Cleveland Ave. just south of Property	11,710 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. 7/3/2024

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- SUITE 210** - Second floor suite - 3 Large Offices
 - 1,324 RSF - Abundant natural light - Reception & Conference Area

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4th Street Corridor
Suite 210
1,324 RSF

- Desirable Downtown Loveland Location
- Walkable to surrounding retail and restaurants

Heart Improvement Plan
(HIP Streets) on 4th St. set to:
- Foster an improved downtown Loveland experience



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