



CROSSROADS COMMONS

4184 ST CLOUD DR
LOVELAND, COLORADO



2ND FLOOR OFFICE CONDO **AVAILABLE FOR LEASE OR PURCHASE**

OFFICE AVAILABILITY

Suite 206 - 3,713 RSF
Fully Built-out Suite

For Lease:

\$35 PSF NNN
\$12 PSF Est. NNN's

For Sale:

\$525 PSF (\$1,949,325)

- Eight offices
- Conference room
- Kitchenette
- Floor to ceiling glass
- Light and bright



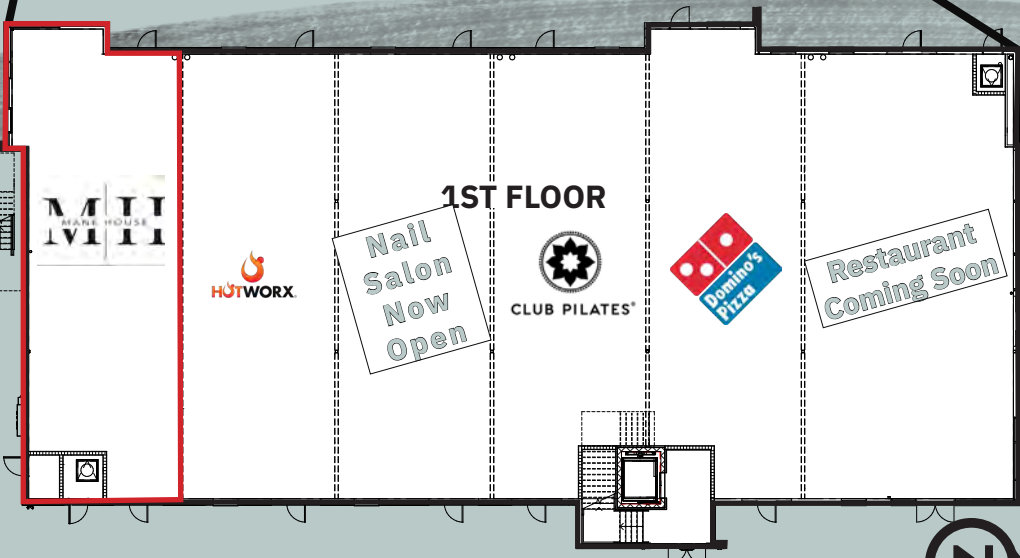


E Crossroads Blvd

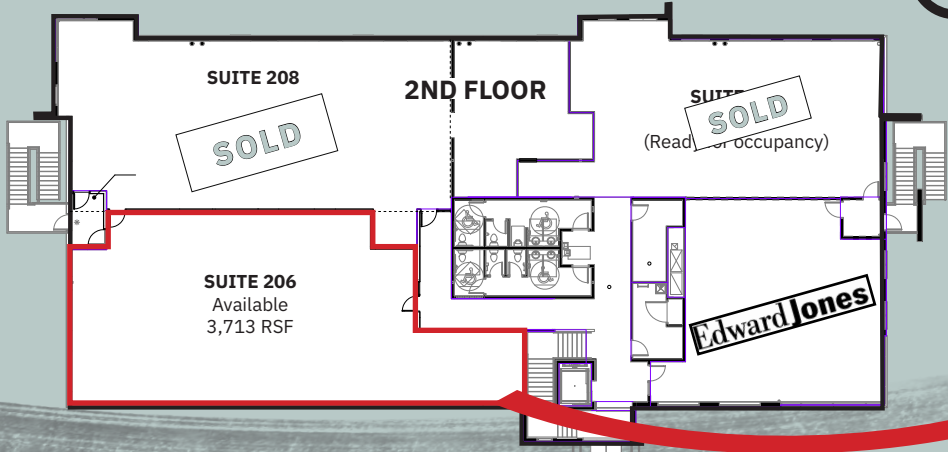
St Cloud Drive

Centerra Pkwy

**THE LEARNING
EXPERIENCE**
Academy of Early Education



Office Availability



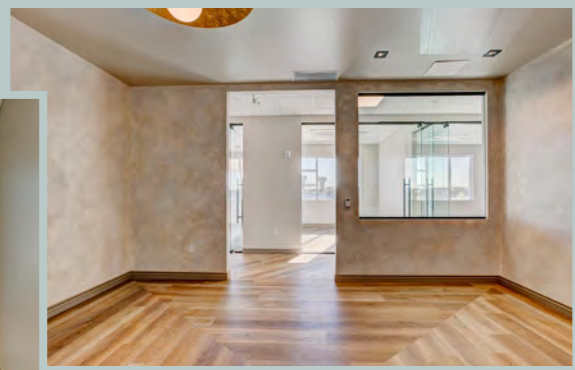


2ND FLOOR OFFICE AVAILABILITY



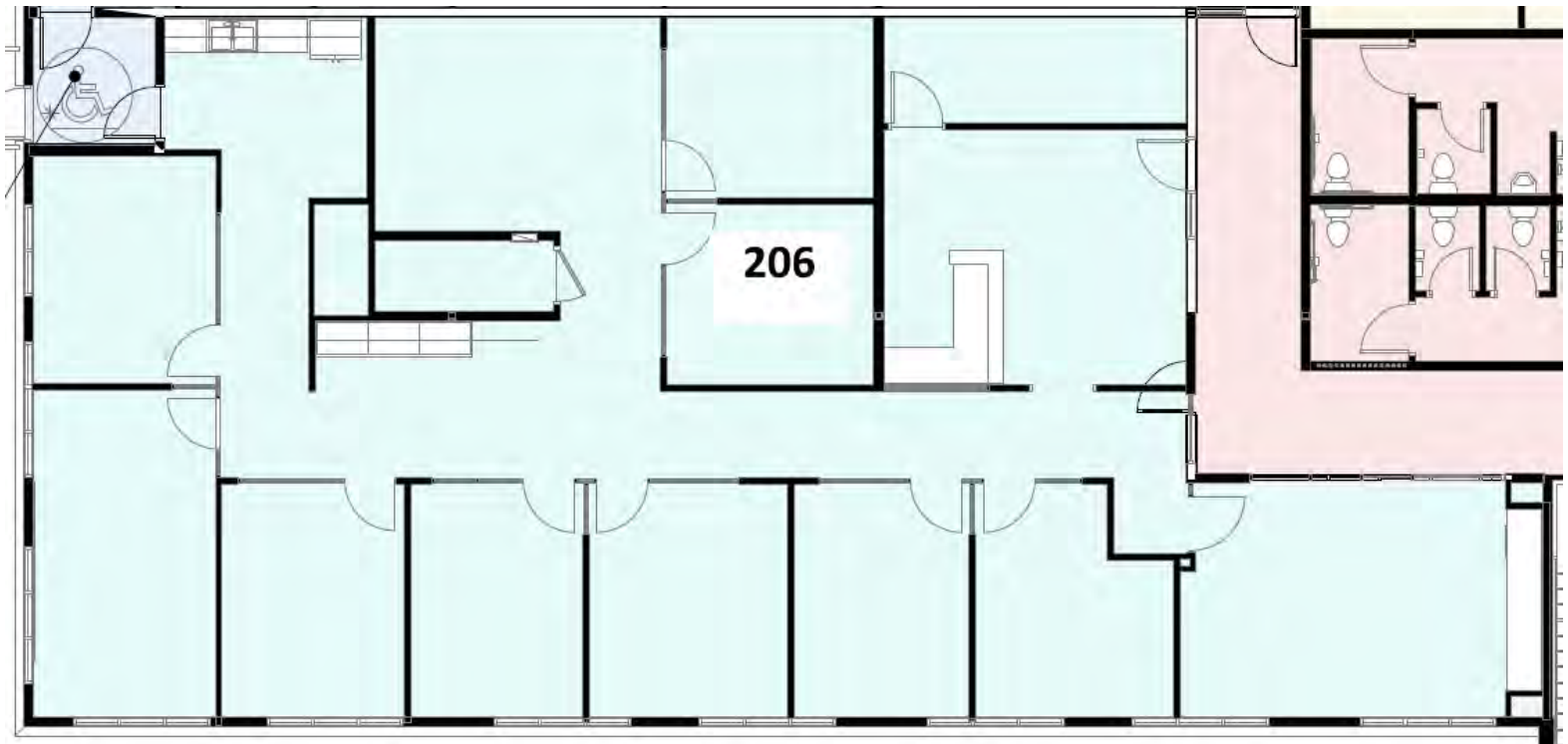
[CLICK HERE TO VIEW SPACE](#)





FOR LEASE
 \$35 PSF NNN
 \$12 PSF Est. NNN's

FOR SALE:
 \$525 psf
 \$1,949,325



WELCOME TO CROSSROADS COMMONS

ONE OF THE FASTEST GROWING AREAS OF NORTHERN COLORADO

New Businesses Nearby

- + 3 million SF Amazon facility
- + VA Facility – a new 76,000 square foot facility
- + Brands at the Ranch – A 2.6 million SF mixed use development is in the beginning stages of development. Once complete, plans to include an Olympic-sized swimming pool complex, ice rinks, Galaxy IMAX movie theater and more.
- + Seven hotels in the immediate vicinity including the Candlewood Suites, Holiday Inn Express, Embassy Suites, SpringHill Suites by Marriott.
- + Bass Pro Shops under construction

New Residential Projects

- + Raindance – 2,800 Unit Development just two miles east
- + Kinston at Centerra – 2,800 Unit Development
- + New 280 Unit Apartment Complex 1 block away

THE OPPORTUNITY

At the corner of Crossroads Boulevard and Centerra Parkway in Loveland, Colorado sits this retail center where tenants find themselves the center of visibility to more than 24,000 vehicles per day and growing. The area is home to the Budweiser Event Center, The Summit, the Embassy Suites Convention Center, and many fast food and restaurant dining options which brings visitors and locals to the area on a regular basis and for special events.

This 23,488 SF mixed use building is almost fully leased and sold out. The building's modern look coupled with the ample parking creates a one of a kind opportunity for one last retail or professional services company.



Located at Crossroads Blvd & I-25 Corridor



No Metro District!

DEMOGRAPHICS WITHIN 5 MILES



FIVE YEAR
GROWTH RATE

1.33%

RETAIL CENTRAL OF NORTHERN COLORADO





CROSSROADS COMMONS

4184 ST CLOUD DR
LOVELAND, COLORADO



NOT TO
SCALE



FORT COLLINS

GREELEY

ESTES PARK

LOVELAND

BOULDER



DIA

DENVER



Contact Brokers for More Information:

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CBRE