

## QUALITY OFFICE / SHOWROOM FOR LEASE

PROPERTY TYPE: **SHOWROOM / OFFICE**

AVAILABLE: **1,390 SF**

LEASE RATE: **\$23.00/SF NNN**

Rare opportunity to lease a showroom or office space in an ideal location at the intersection of I25 and Hwy 34 surrounded by shops, restaurants and entertainment. Easy commute from anywhere in Northern Colorado.

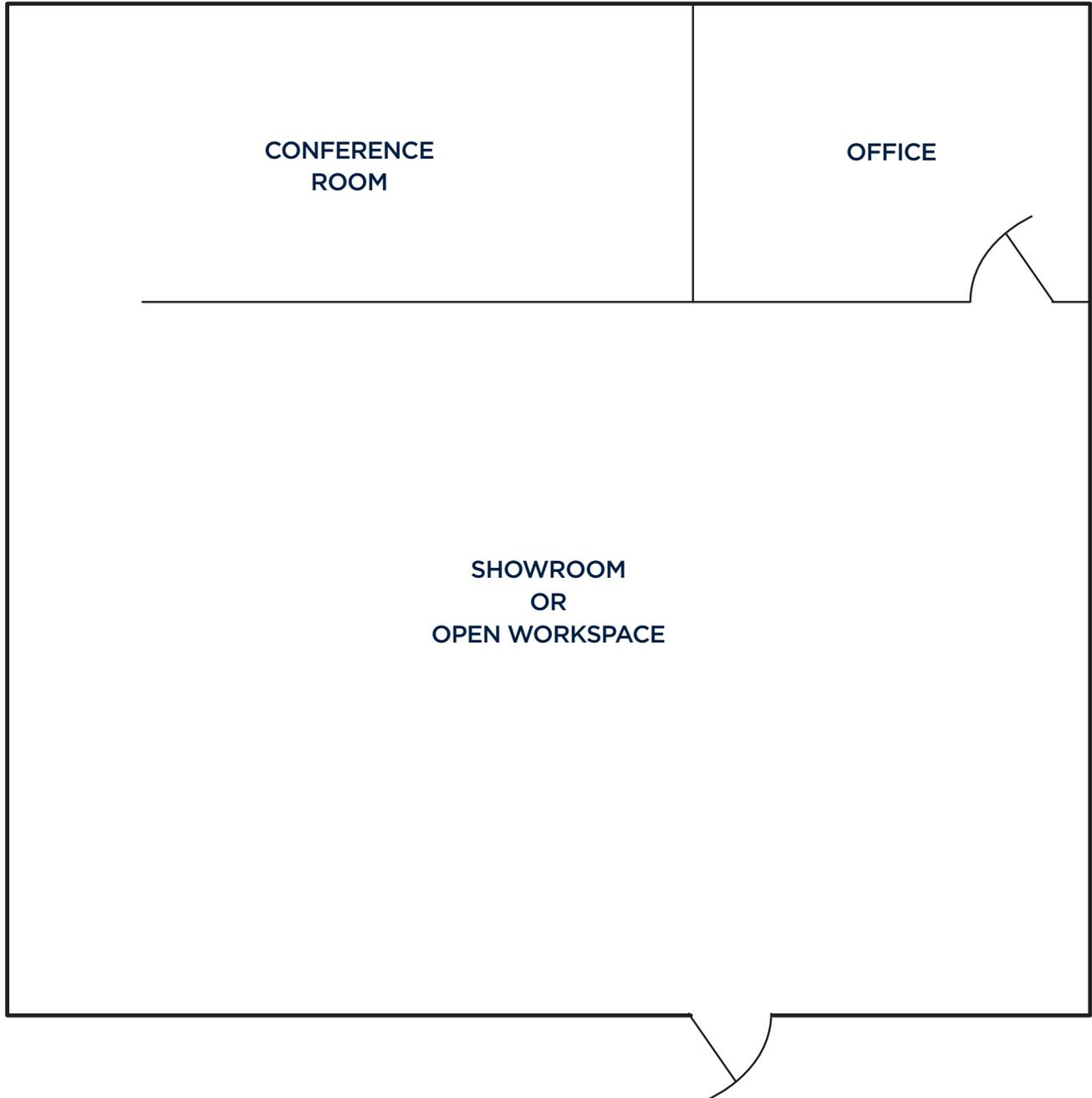
### FEATURES:

- Versatile space ideal for a product showroom or office space with a collaborative working area
- Suite includes an open showroom or workspace, large executive office and conference room
- Highly desirable location in Centerra Marketplace (I-25 and Hwy 34)
- High Quality Finishes
- Onsite parking
- Easy access to I-25 and all of Northern Colorado

**BRUCE CAMPBELL** Partner/Broker  
970.231.6824  
bruce@realtec.com

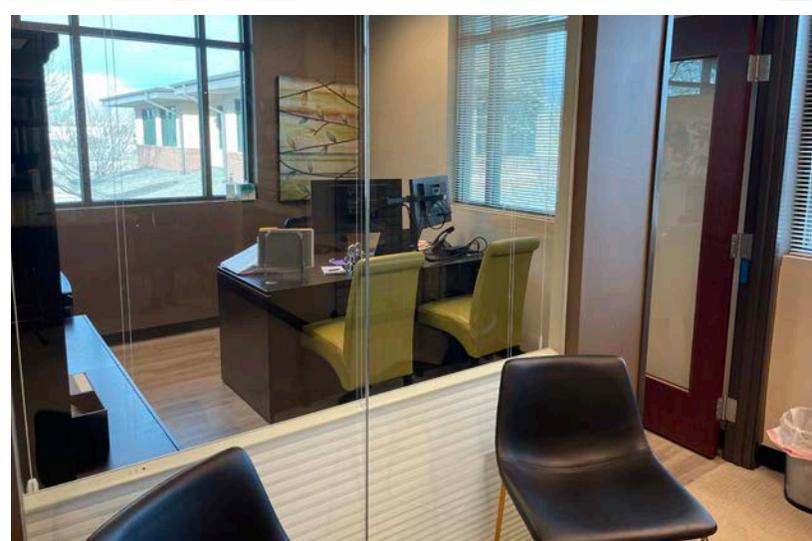
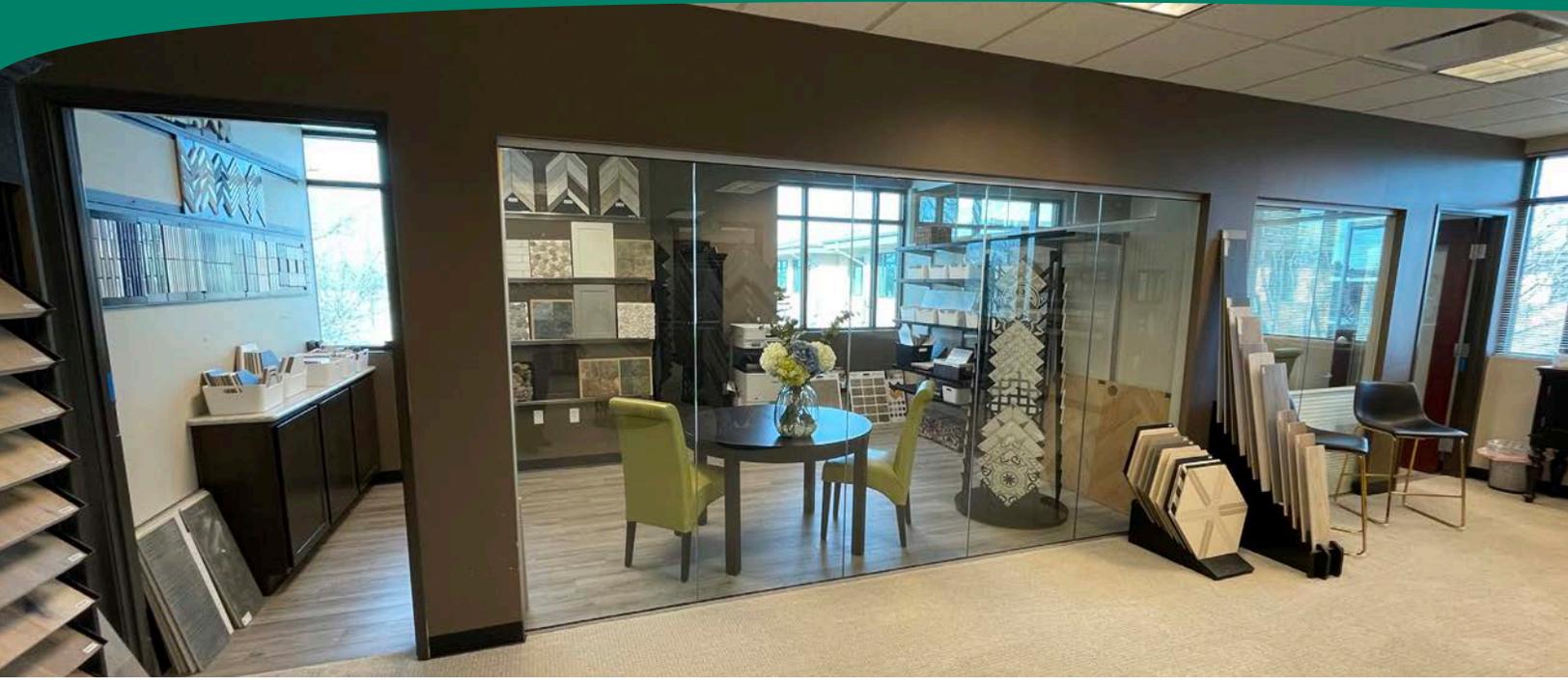
**PATRICK O'DONNELL** Partner/Broker  
970.231.5576  
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# FEATURED PROPERTY

1615 FOXTRAIL DRIVE, SUITE 290 • LOVELAND, CO 80538



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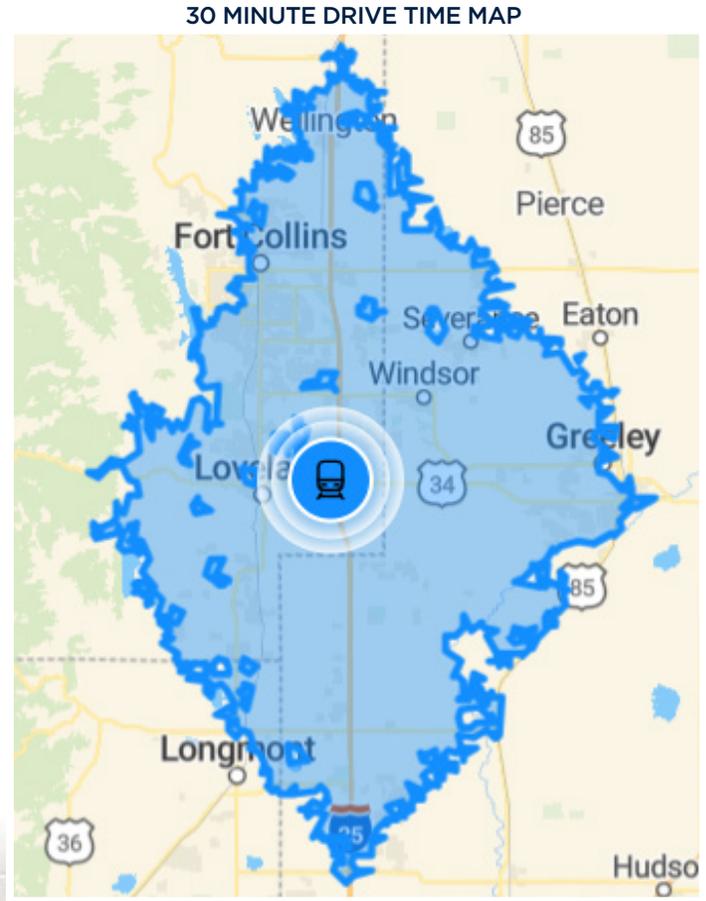
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# SITE LOCATION

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<p><b>18.1</b></p> <p>MILES TO FORT COLLINS</p>	<p><b>16.4</b></p> <p>MILES TO GREELEY</p>	<p><b>54.4</b></p> <p>MILES TO CHEYENNE</p>	<p><b>50.1</b></p> <p>MILES TO DENVER INTERNATIONAL AIRPORT</p>
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**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

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