



**LEASE**

# Crossroads Business Park

**3553 CLYDESDALE PARKWAY**

Loveland, CO 80538

---

**PRESENTED BY:**

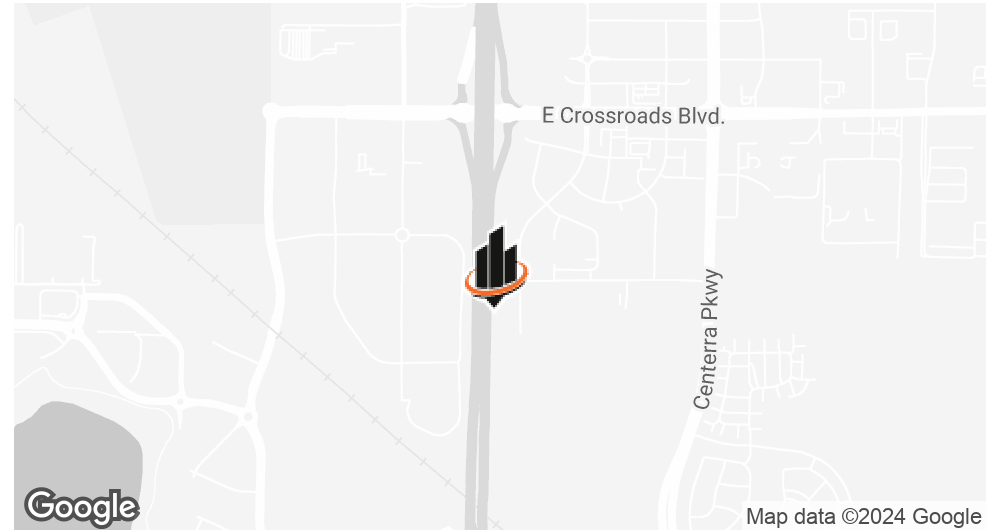
**COBEY WESS**

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>NNN (INCLUDES UTILITIES):</b>	\$14.00 SF
<b>AVAILABLE SF:</b>	Suite 100 1,625 SF Suite 220 2,962 SF Suite 230 1,200 SF Suite 340 826 SF
<b>BUILDING SIZE:</b>	21,799 SF
<b>YEAR BUILT:</b>	2006

### COBEY WESS

O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581

## PROPERTY OVERVIEW

Suite 100 is a main level suite with open, collaborative working space and three private offices. It's the only unit with it's own exterior entrance as well as an entrance from the main lobby.

Suite 220 and 230 are contiguous suites that just became available. These can be lease individually or together. They are on the west side of the building with beautiful mountain views.

Suite 340 is the only vacant suite on the third floor. This is a large single room with access to a shared kitchenette/breakroom.

## PROPERTY HIGHLIGHTS

- Signage visible by I-25 - great brand recognition and marketing presence!
- Incredible mountain views from the west facing units
- Large, upscale lobby and elevator served

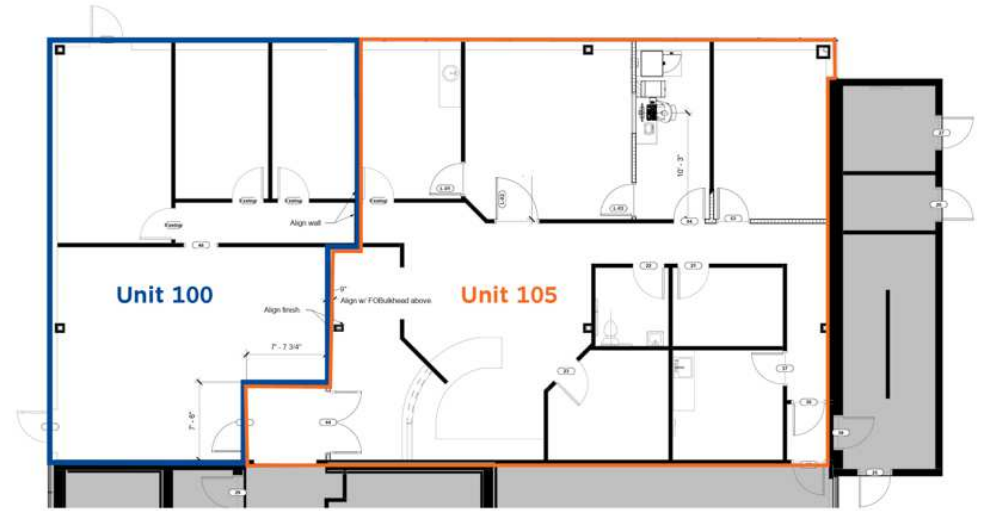
# FIRST FLOOR SPACE

## OFFERING SUMMERY

---

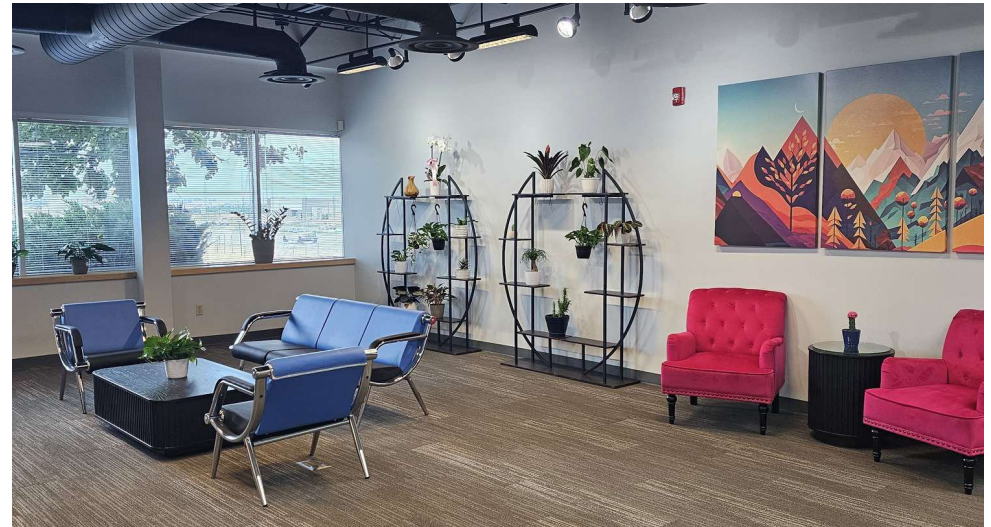
<b>DATE AVAILABLE:</b>	60 days
<b>LEASE RATE:</b>	\$19.50 SF/YR NNN = \$14.00 SF/YR (includes utilities)
<b>AVAILABLE SUITES:</b>	Suite 100   1,625 SF    Video Tour

---



## SPACE OVERVIEW

- Suite 100 is a main level unit with three private offices and open flex space.
- There is an outside entrance plus access from the lobby.



### COBEY WESS

O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581



# SECOND FLOOR SPACE

## OFFERING SUMMARY

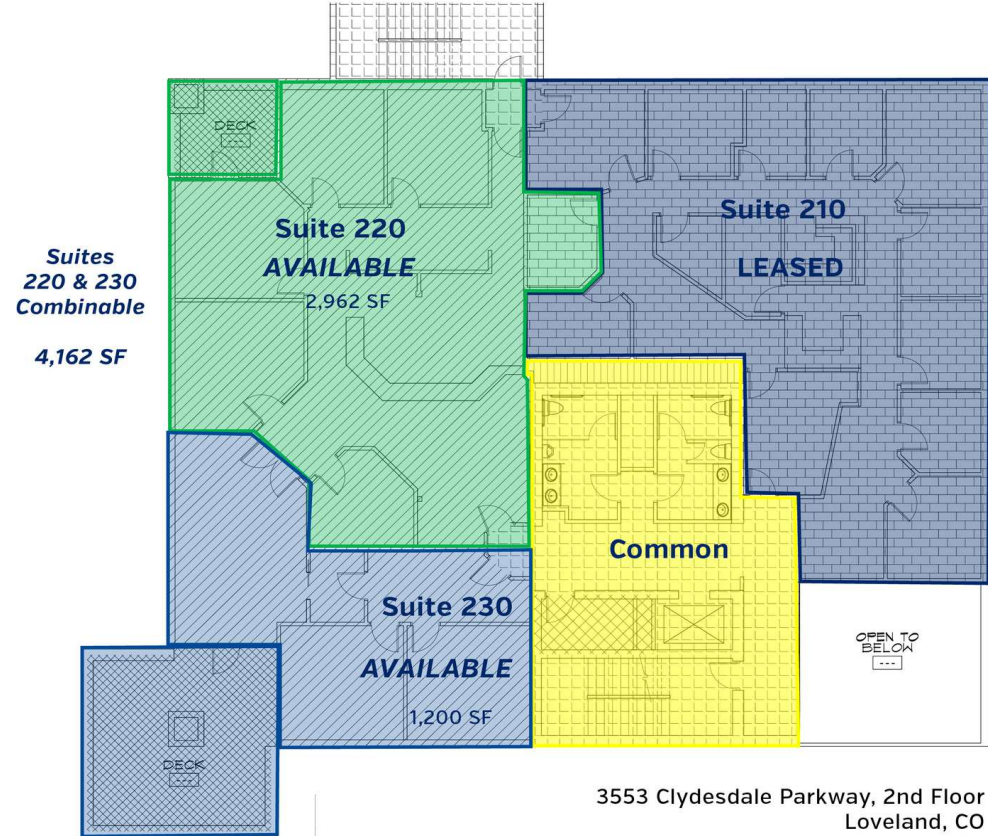
---

<b>DATE AVAILABLE:</b>	Immediate
<b>LEASE RATE:</b>	\$19.00 SF/YR NNN = \$14.00 SF/YR (includes utilities)
<b>AVAILABLE SUITES:</b>	Suite 220   2,962 SF   video tour Suite 230   1,200 SF   video tour Combined   4,162 SF

---

## SPACE OVERVIEW

- The second level suites 220 & 230 can be leased separately or together.
- Mountain views



3553 Clydesdale Parkway, 2nd Floor  
Loveland, CO

### COBEY WESS

O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581

# THIRD FLOOR SPACE

## OFFERING SUMMARY

---

<b>DATE AVAILABLE:</b>	Immediate
------------------------	-----------

---

<b>LEASE RATE:</b>	\$19 NNN
	NNN = \$14.00 (includes utilities)

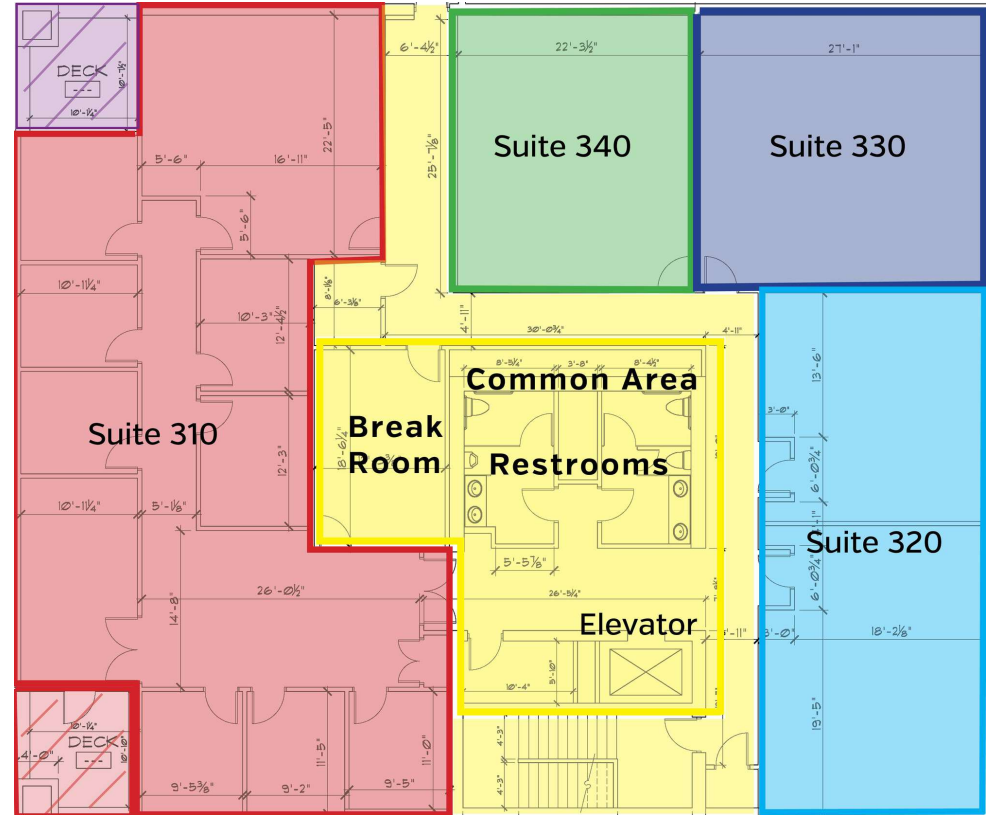
---

<b>AVAILABLE SUITE:</b>	Suite 340   826 RSF
-------------------------	---------------------

---

## SPACE OVERVIEW

- Suites on the third floor share a large kitchenette and breakroom
- Large windows and mountain views



### COBEY WESS

O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581



## THIRD FLOOR PHOTOS



Suite 220



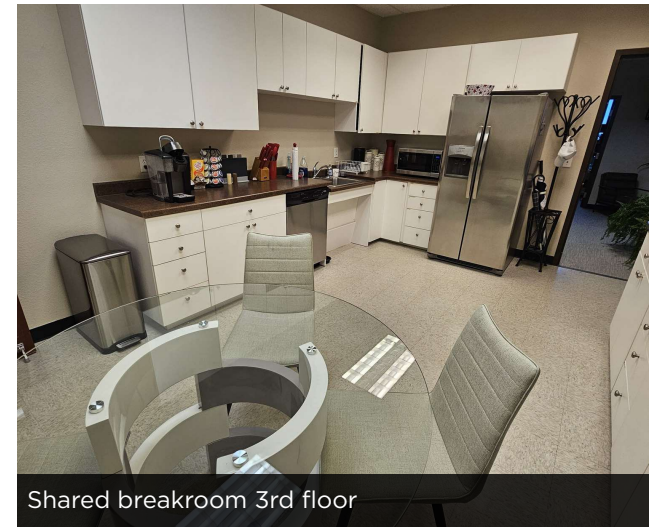
Main Lobby



Suite 220 and 230 views



Suite 340



Shared breakroom 3rd floor

### COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

# NORTHERN COLORADO REGIONAL HIGHLIGHTS

- #1 **Fort Collins**  
Best Cities to live in the US  
-Bank Rate 2021
- #2 **Berthoud**  
Fastest Growing Cities in Colorado  
-HomeSnacks, 2022
- #5 **Broomfield**  
Healthiest Communities in the U.S  
-U.S News, 2021
- #6 **Weld County**  
Fastest growing MSA in the U.S  
-Upstate Colorado, 2021

## 2022 DEMOGRAPHIC HIGHLIGHTS

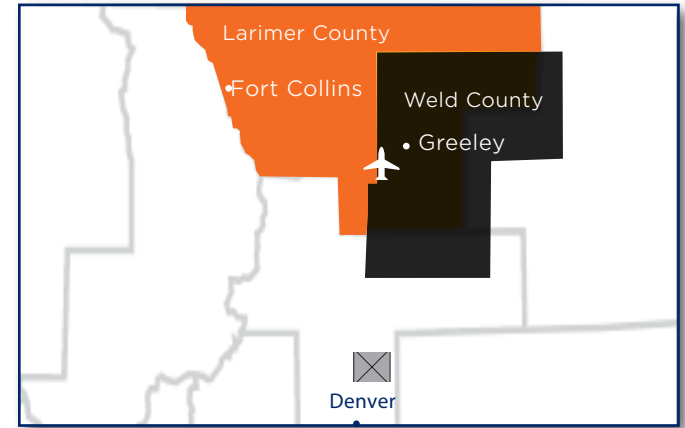
Source: upstatecolorado.org

 Total Population  
**754,074**

 Median Household Income  
**\$80,069**

 Total Square Miles  
**6,646**

 Labor Force  
**385,527**



## Business Filings

**162,414**

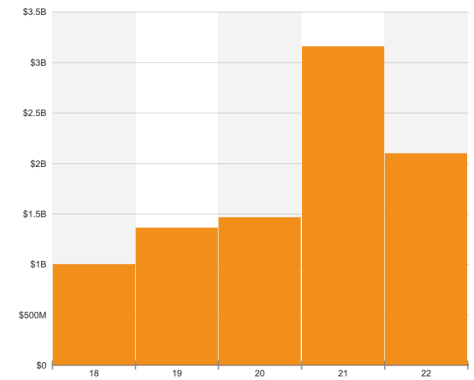
New Colorado Based Entities filed in 2022



## Higher Education



**\$2.1+ billion**  
in Larimer & Weld Counties  
CRE sales in 2022



## KEY INDUSTRY CLUSTERS



Advanced Manufacturing



Energy & Natural Resources



Transportation & Logistics



Food & Agriculture



Health & Wellness