

OFFICE SPACE FOR LEASE

3780 N. Garfield Ave., Loveland, CO



ONE SPACE REMAINING

PROPERTY DETAILS

AVAILABLE SPACE & LEASE RATES:

Suite 104: 1,368 RSF - \$13.00/SF NNN

EXPENSES: NNN \$7.31/SF

w/utilities NNN \$8.83/SF

CO-TENANTS:

- Peakview Wealth Management
- Affinity Managed Properties
- Holistic Pain Management
- Fort Collins Heating & Air
- Artistic Affordable Framing
- Molly Maids
- American Family Insurance

CREEKSIDE PLAZA OFFICE BUILDING

LEASE RATE: \$13/SF NNN (\$7.31/SF)

- Move-in ready office suite in excellent location with direct frontage along North Garfield Ave./US Highway 287 in central Loveland
- Recently updated common areas and office suites with clean, modern finishes
- Monument signage on US Highway 287 available for all tenants
- Ideal for any professional office including financial services, legal, title company, real estate and more
- **Suite 104** - Large reception, 5 private offices, main entrance from remodeled common area as well as private employee entrance

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	11,517	56,322	99,444
Avg. HH Income	\$93,388	\$101,226	\$111,515
Households	4,850	24,498	42,313
Businesses	505	2,652	4,319
Employees	4,799	25,546	49,403



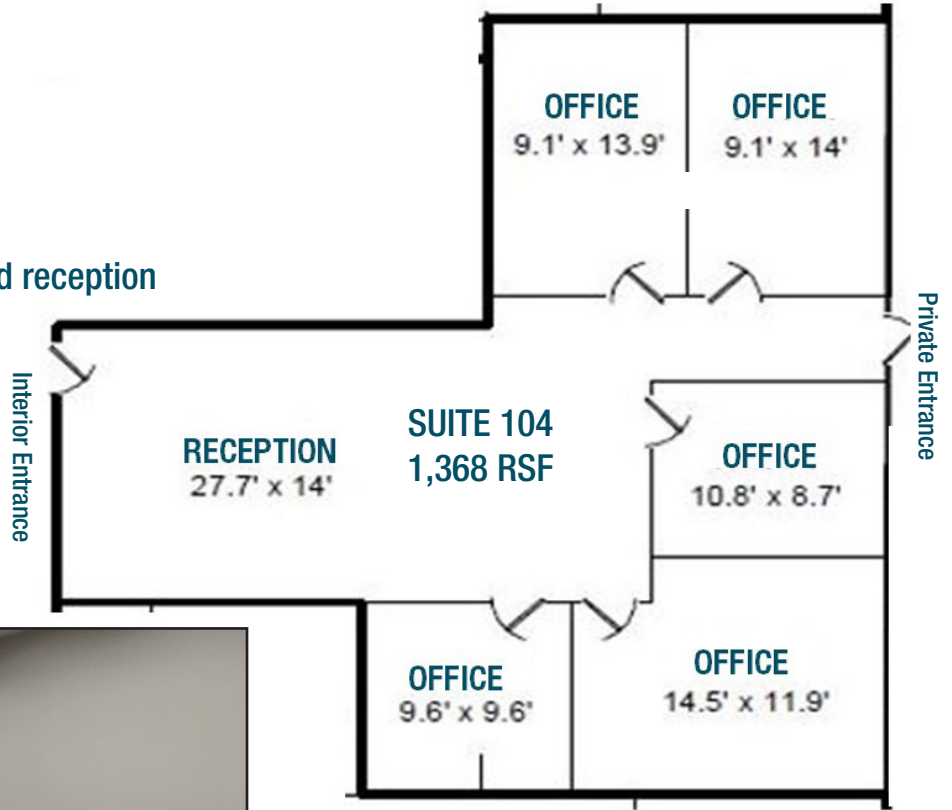
TRAFFIC COUNTS (Source: STDBOnline)

N. Garfield Ave/US Hwy 287 @ 42nd St.	32,000 VPD
E. 37th Street - east of N Garfield Ave.	4,250 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. 3/2/2026

SUITE 104

- Garden level - large open reception
- Five private offices, conference, and reception
- Private employee entrance
- Move-in ready!



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CREEKSIDE OFFICE SUITES

3780 N. Garfield Ave., Loveland, CO



- Excellent Central Loveland location
- Close to restaurants, grocery, health clubs, and medical services
- Monument signage on US Highway 287



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