



**Lot SqFt:** 49,696    **Approx. Acres:** 1.14  
**Elec:**                      **Water:** City of Loveland  
**Gas:**  
**Trash:**  
**PIN:** R1662858    **Zoning:** B  
**Metro Dist:** No

**Available Date:**  
**Min/Max Vacant:** 1/4    **Floor Levels:** 2  
**Total Bldg SqFt:** 4950  
**Total SqFt Leased:**    **Parking Spaces:** 15  
**Min SqFt Avail:** 177    **Max SqFt Avail:** 4950

**Lease Term:** 3-10 yr  
**Percentage Lease:** No  
**Property Taxes:**  
**Tax Year:** 2024  
**Common Area Maintenance:** \$13.85  
**NNN Expenses:** \$13.85

## 3850 Grant Ave, Loveland 80538

**IRES MLS # :** 1038100

**\$11.95/SqFt**

**LEASE:** OFFICE/INDUSTRIAL/RETAIL / COM

**ACTIVE**

**Locale:** Loveland

**County:** Larimer

**Subdivision:** Sun Creek

**Legal:** LOT 1, BLOCK 1, SUN CREEK TWELFTH SUB, LOV  
 (20160052736)

**DOM:** 8

**Built:** 1996

**SqFt Source:** Other

**New Const:** No

**CoListing Agent:** Rachel Bomgaars 970-290-4198

**CoListing Office:** Group Harmony 970-229-0700

**Listing Comments:** This versatile commercial property offers exceptional flexibility for businesses seeking a prime location with convenient highway access. The recently updated lobby and common areas create a welcoming first impression that sets a professional tone for clients and visitors. The main floor suite features a private workspace perfectly suited for office operations or treatment services, while the upper floor available space provides a comprehensive business suite ideal for office or medical use. Mul (...)

### Property Features

**Construction:** Wood/Frame, Brick/Brick Veneer **Roof:** Other Roof  
**Commercial/Industrial Type:** Office, Office Condominium, Executive Suites, Other Commercial, Flex Space **Location Description:** Level Lot  
**Property Features:** Public Elevator, Storage on Site, Parking: Yes  
**Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light  
**Road Access:** City Street **Road Surface At Property Line:** Blacktop  
**Road Heating:** Forced Air **Cooling:** Refrigeration/HVAC **Inclusions:** Smoke Alarm(s), Kitchenette, Break Room **Disabled Accessibility:** Level Lot, Level Drive, Low Carpet, Elevator **Utilities:** Natural Gas, Electric  
**Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner  
**Occupied By:** Tenant Occupied, Vacant for Rent **Possession:** Specific Date **Tenant Pays:** Deposit, All Operating Costs (used alone)  
**Owner Pays:** Nothing **Flood Plain:** Minimal Risk **Existing Lease:** Fixed Term **Lease Information:** Offer Triple Net Lease **Move-in Costs:** Deposit  
**Showing Instructions:** Lockbox, Appointment Only

**LA:** Brandi Broadley **Phone:** 970-691-8760 **Email:** [brandi@brandibroadley.com](mailto:brandi@brandibroadley.com) **Fax:** 970-223-7887

**LO:** Group Harmony **Broker Phone:** 970-229-0700

**Buyer Excl:** No **Contract:** LA **For Showings:** ShowingTime: 800-746-9464

**Min SD:** SD **Recip:** Lim **Service:** N

Prepared By: Susannah Coryell - Jul 8, 2025, 5:06:24 PM

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