

TINWERK - LOVELAND

MODERN RETAIL • RESTAURANT • WORKSHOP SPACE

Designed for Businesses That Build, Create & Serve.

FOR LEASE



69,605 SF
MIXED-USE
DEVELOPMENT

450 W 66th Street
Loveland Colorado

BUILDING A
PHASE II

BUILDING B
PHASE I

BUILDING C
PHASE I

BUILDING E
PHASE I

**BUILD
CREATE
GROW**

Key Highlights

- New construction with modern architecture
- Retail, workshop, and office opportunities
- Prime Highway 287 frontage
- Signalized intersection with excellent access
- Flexible suite sizes
- High ceilings and quality construction
- Ample on-site parking
- Energy-efficient building systems
- Professionally managed development
- Immediate access to surrounding residential neighborhoods
- Minutes from I-25 and downtown Loveland
- Across from Walmart Supercenter and surrounding national retailers

LOWER OPERATING COSTS

Energy-efficient design with on-site solar and high efficiency heat pump HVAC systems

RESTAURANT
STARTING AT
\$34.00/SF NNN

RETAIL
STARTING AT
\$28.00/SF NNN

WORKSHOP
STARTING AT
\$14.00/SF NNN

ESTIMATED NNN
\$5.10/SF

TINWERK is a new 69,605-Square foot mixed-use development designed for retailers, makers, service providers, restaurants, and entrepreneurs seeking a modern, highly visible location in one of Northern Colorado's fastest-growing corridors.

AVAILABLE WORKSHOPS

UNIT	SF	RATE	NNN	Monthly
313	1,223	\$14.00	\$5.10	\$1,946.61
311	1,244	\$14.00	\$5.10	\$1,980.03
341	1,237	\$14.00	\$5.10	\$1,968.89
319	1,218	\$14.00	\$5.10	\$1,938.65
351	1,239	\$14.00	\$5.10	\$1,972.08
353	905	\$14.00	\$5.10	\$1,440.46

*Monthly total includes base rent + NNN(estimated at \$5.10psf)

AVAILABLE RETAIL SPACES

UNIT	SF	USE	RATE	NNN	Monthly
385	1,223	Restaurant	\$34.00	\$5.10	\$3,984.94
383	1,244	Retail	\$28.00	\$5.10	\$3,431.37
381	1,237	Retail	\$28.00	\$5.10	\$3,412.06
379	1,218	Retail	\$28.00	\$5.10	\$3,359.65
377	1,239	Retail	\$28.00	\$5.10	\$3,417.58
375	905	Retail	\$28.00	\$5.10	\$2,496.29
373	1,260	Retail	\$28.00	\$5.10	\$3,475.50

*Monthly total includes base rent + NNN(estimated at \$5.10psf)



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Co-Listed By:

EMERALD
REALTY

All information provided is deemed reliable, but is not guaranteed and should be independently verified.

TINWERK – LOVELAND

MODERN RETAIL – RESTAURANT



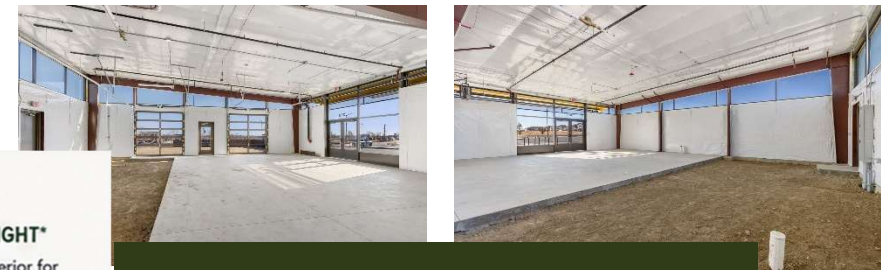
Modern Retail/Restaurant - Starting at \$28-34.00/SF NNN - (est\$5.10/sf)



Retail Key Highlights

- Prime Highway 287 frontage
- Excellent visibility and storefront exposure
- Signalized intersection with easy access
- Vanilla shell delivery with tenant improvement allowance available
- Large storefront windows with abundant natural light
- Outdoor patio opportunities for select tenants
- Ample customer parking
- Modern, mixed-use development
- Surrounded by rapidly growing residential neighborhoods
- Minutes from I-25 and downtown Loveland
- Ideal for restaurants, cafés, boutiques, fitness, medical, and service businesses

<p>33,000 VEHICLES PER DAY</p> <p>ON HIGHWAY 287</p>	<p>DIRECTLY ACROSS FROM WALMART SUPERCENTER</p>	<p>EASY ACCESS HIGHWAY 287 & I-25</p>
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Individual Workshop
Starting at \$14.00/SF NNN (est\$5.10/sf)

Workshop Spaces



Industrial Key Highlights

- Grade-level overhead door
- 14'-16' clear ceiling heights (*adjust to actual height*)
- Private ADA restroom with utility sink
- Separately metered utilities
- 200 Amp, 3-phase electrical service (*or whatever the actual service is*)
- High-efficiency heat pump HVAC
- LED lighting throughout
- Insulated steel construction
- Concrete warehouse floor
- On-site parking



18-20 FT CLEAR HEIGHT*

Spacious interior for storage, fabrication and operations.

*Typical



12' X 14' GLASS OVERHEAD DOORS

Modern glass doors provide natural light and a professional appearance.



ROOFTOP SOLAR POWER

Energy-efficient design helps reduce operating costs.



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