



FOR LEASE

Mountain Pacific Business Park

175-191 East 71st Street / Loveland, Colorado 80538

NEW CONSTRUCTION



1,200 - 12,000 SF Available
Lease Rate: \$12.00 - \$14.00/SF NNN

Mountain Pacific Business Park is a centrally located business park on Highway 287 with great access to both Fort Collins and Loveland across from a Walmart Supercenter. Building A is complete and ready for tenant finishes, offering units from 1,200 square feet up to 12,000 square feet. Suites 1A, 2A, 5A and 6A are being finished to suit smaller flex users of 1,200 - 2,400 SF. Flexible design allows for multiple uses including but not limited to office, warehouse, showroom, etc. Larger users can be accommodated at Mountain Pacific Business Park with a build-to-suit opportunity. 153 total parking spaces are available.

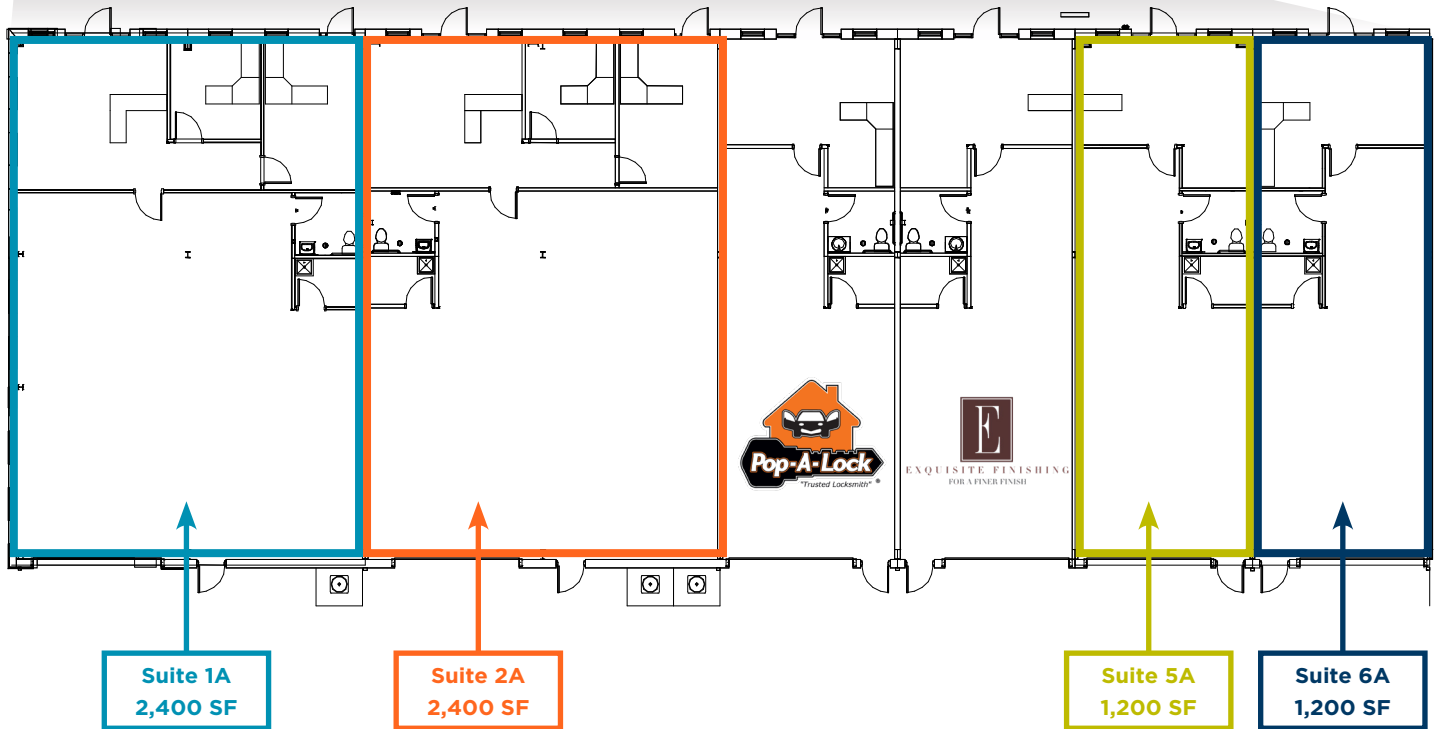
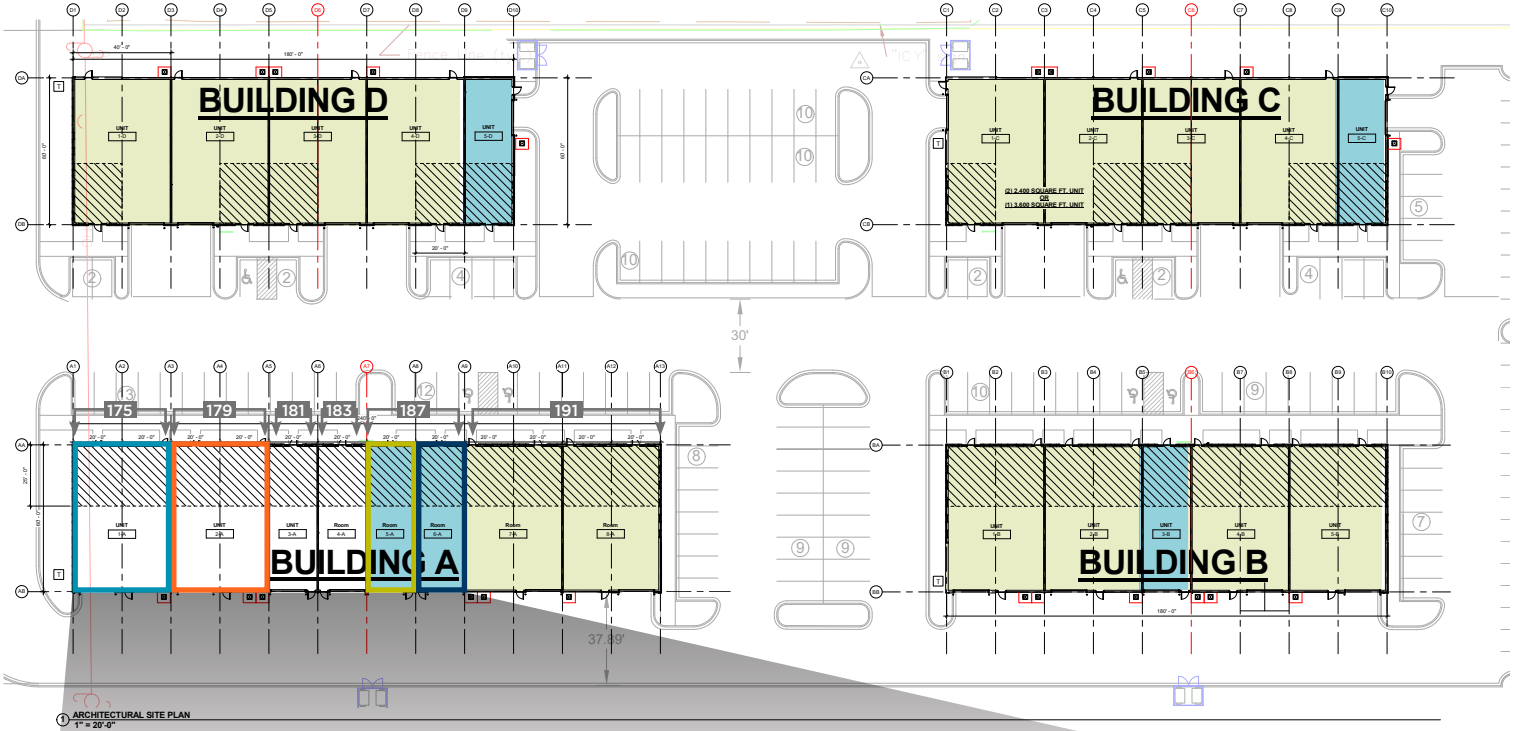
Availabilities

Building	SF	Minimum Divisible	Drive-in Doors
A	12,000*	1,200	6
B	10,800*	1,200	5
C	10,800*	1,200	6
D	10,800*	1,200	5

*Mezzanine options available



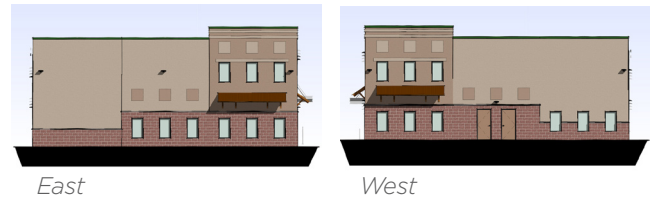
+/- 1,200 SF
 +/- 2,400 SF
 MEZZANINE AREAS



Building A: 14,400 SF
Mezzanine Option: 6,000 SF



Building B: 10,800 SF
Mezzanine Option: 4,500 SF



Building C: 10,800 SF
Mezzanine Option: 2,500 SF

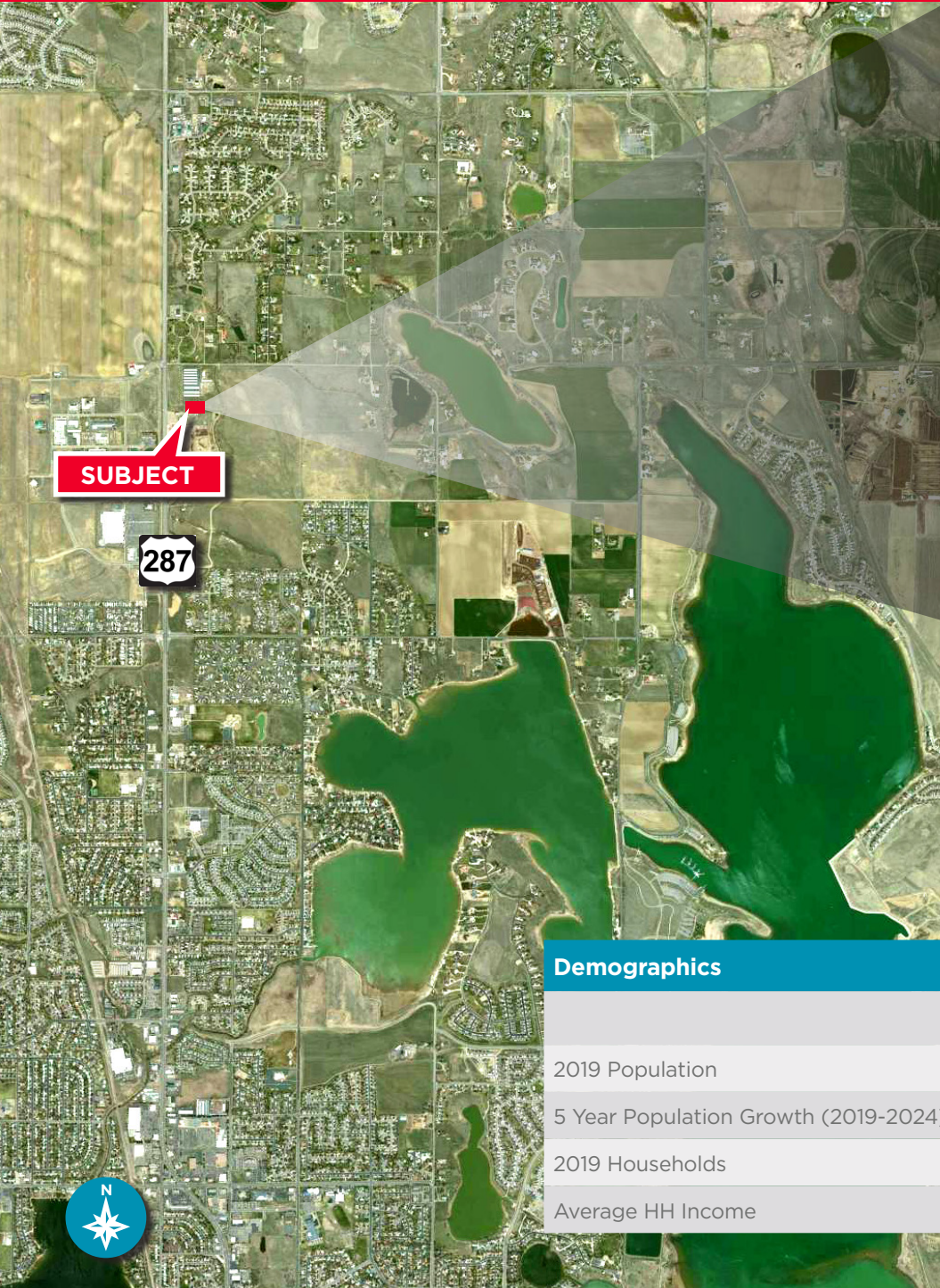


Building D: 10,800 SF
Mezzanine Option: 2,500 SF



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Demographics

CoStar, 2019

	1 Mile	3 Miles	5 Miles
2019 Population	2,159	35,044	109,630
5 Year Population Growth (2019-2024)	3.57%	6.44%	8.34%
2019 Households	768	13,026	43,587
Average HH Income	\$95,115	\$91,819	\$91,244

For more information, please contact:

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