

ANCHOR SUBLEASE AVAILABLE

NEC EISENHOWER BOULEVARD & MADISON AVENUE | LOVELAND, COLORADO



INFORMATION

- Sublease opportunity of approximately 49,625 SF
- Lighted, high-traffic intersection along Eisenhower corridor
- Abundant parking with several access points
- Aggressive rents
- Two dock-high doors
- Monument signage available

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Est. Population	13,437	29,931	57,511
Avg Household Inc	\$66,812	\$66,916	\$71,177
Employees	8,113	18,137	27,636
Businesses	857	2,160	4,237

Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Eisenhower Blvd east of Boise Ave Ave	49,000 cars/day
On Eisenhower Blvd east of Madison Ave	48,000 cars/day
On Madison Ave north of Eisenhower Blvd	15,573 cars/day*
On Madison Ave south of Eisenhower Blvd	10,016 cars/day*

Source: CDOT 2016; *Google Earth 2012

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E



Grant Maves

720.382.7511 | gmaves@sullivanhayes.com

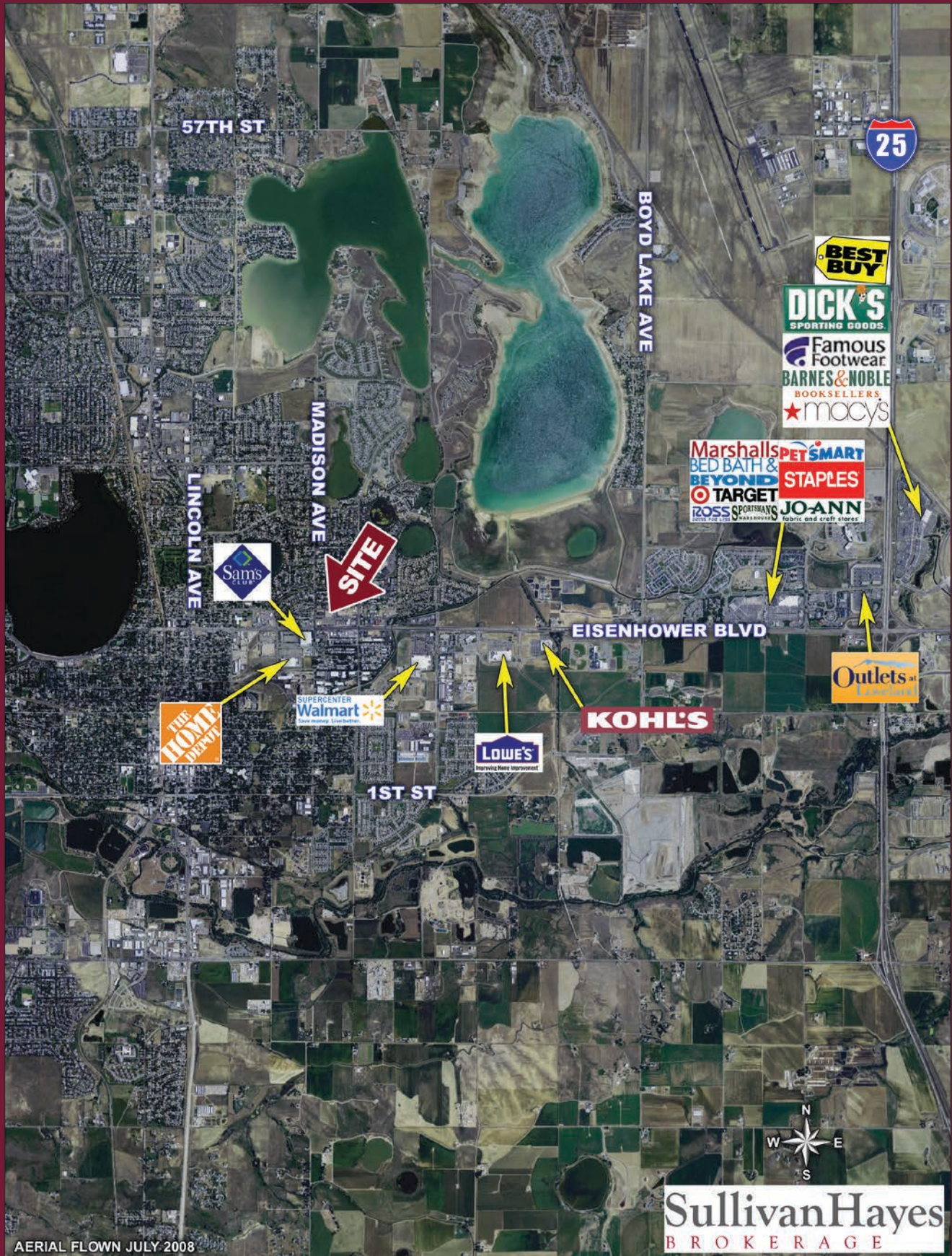
Brian Shorter

303.370.7462 | bshorter@sullivanhayes.com

John Liprando

303.370.7469 | jliprando@sullivanhayes.com

NEC EISENHOWER BOULEVARD & MADISON AVENUE | LOVELAND, COLORADO



The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.