



3850 GRANT AVENUE | LOVELAND, CO

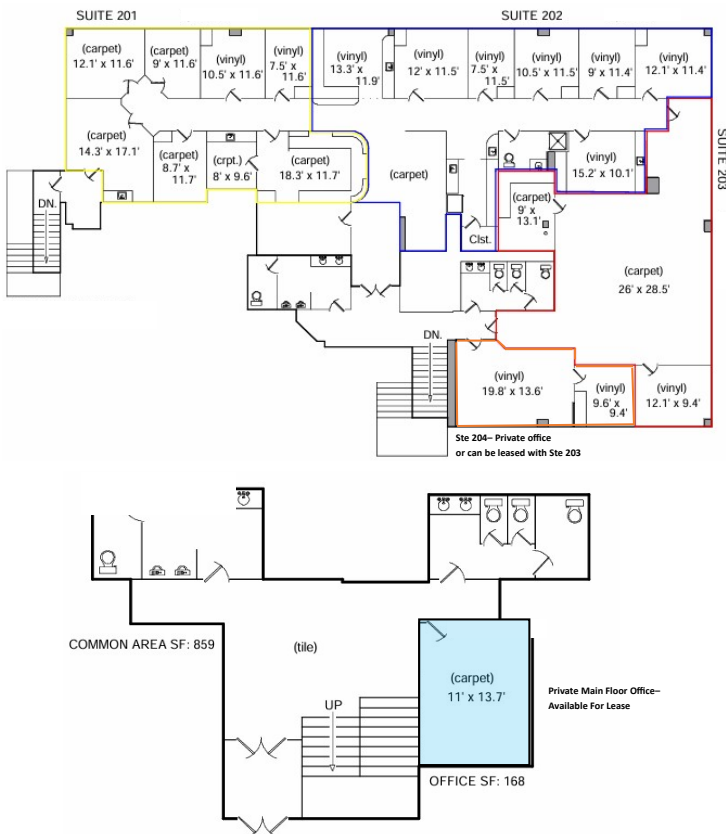
**\$11.95/SqFt/Year
(NNN)**



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. Multiple offices and treatment rooms provide numerous configuration possibilities to accommodate your specific business needs. Whether you're planning a medical practice, professional services firm, or other commercial venture, this space adapts to your vision.

GENERAL INFORMATION

Base Rent..... \$11.95/sf/yr
 NNN Expenses\$13.85/sf/yr (inc. utilities)
 Private Office..... 177 RSF (main flr)
 Suite 201 1,454 RSF
 Suite 202 1,952 RSF
 Suite 203 1,390 RSF
 Suite 204 312 RSF
 Total RSF 4,950 RSF (2nd flr)
 Lease Term..... 3-10 Yrs
 Tenant Allowance Negotiable
 Parking Open parking



Practical amenities enhance daily operations, including an elevator for easy accessibility and private restrooms for convenience. The strategic location just off Highway 287 provides quick connections to both Fort Collins and Loveland, making it effortless for clients to find you and for staff to commute. This property presents an opportunity to establish your business in a location that balances professional appeal with practical accessibility. The combination of updated facilities, flexible layout options, and prime positioning creates an environment where businesses can thrive. Available for lease or purchase, this space invites you to envision the possibilities for your growing enterprise.



Brandi Broadley
 Broker Associate/Partner
 970.691.8760 Cell
 bbroadley@thegroupinc.com
 BrandiBroadley.com



Rachel Bomgaars
 Broker Associate/Partner
 970.290.4198 Cell
 rbomgaars@thegroupinc.com
 RachelBomgaars.com

