

OFFICE SPACE FOR LEASE

3780 N. Garfield Ave., Loveland, CO



PROPERTY DETAILS

Available Space:

Main Level - Suite 203: 795 RSF
Suite 205: 1,298 - 4,541 RSF
Garden Level - Suite 104: 1,949 RSF
Suite 105: 1,330 RSF

Lease Rates:

Main Level - \$14.00/RSF NNN
Garden Level - \$12.00/RSF NNN

Expenses: NNN \$6.75/SF
w/utilities NNN \$9.04/SF

Co-Tenants:

- Peakview Wealth Management
- Kenna Real Estate Co.
- Affinity Managed Properties
- Sensitive Solutions Behavioral Health

Nathan Klein

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CREEKSIDE PLAZA OFFICE BUILDING

LEASE RATE: \$12 - \$14/SF NNN (\$6.75/SF)

- Move-in ready office suites in excellent location with direct frontage along North Garfield Ave./US Highway 287 in central Loveland
- Great building with high visibility monument signage available
- Recently updated common areas and office suites
- Ideal for any professional office including financial services, legal, title company, real estate and more
- Flexible space sizes can fit a variety of space needs



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	11,679	55,983	98,894
Avg. HH Income	\$93,187	\$102,823	\$114,229
Households	4,862	24,117	41,646
Businesses	541	2,672	4,290
Employees	4,800	25,895	49,738



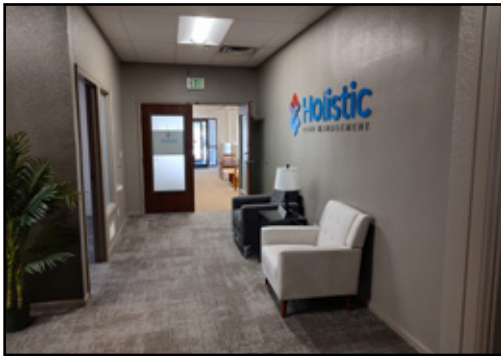
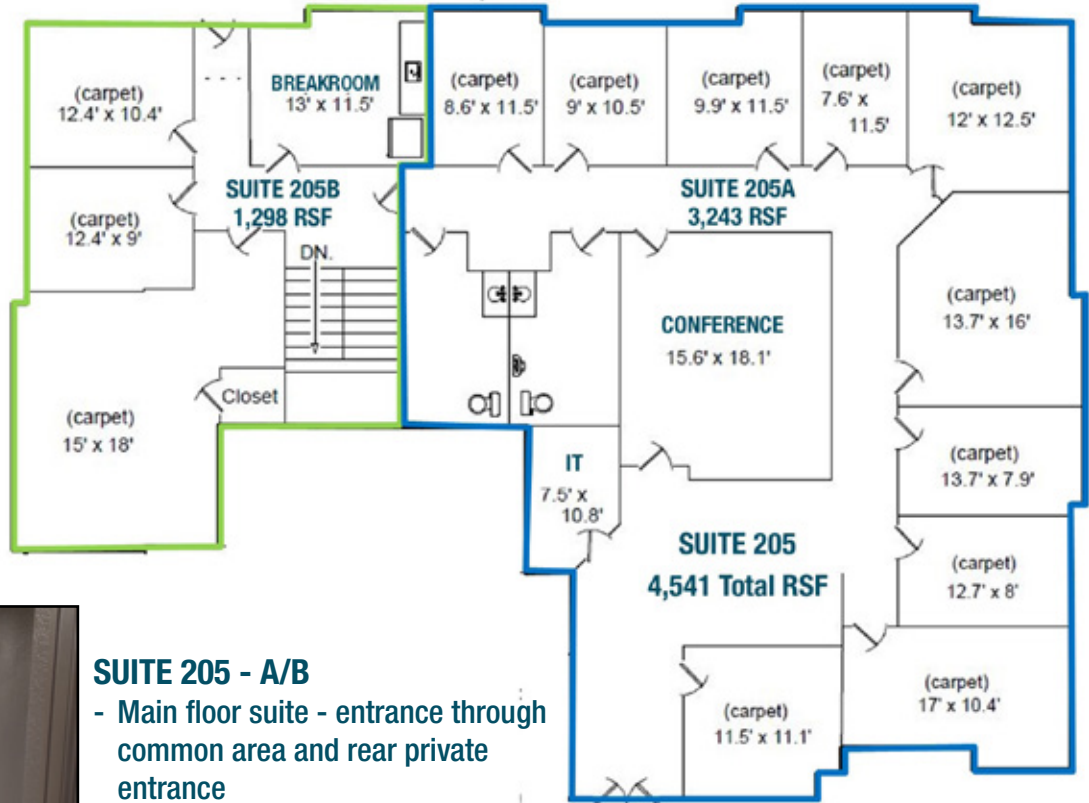
TRAFFIC COUNTS (Source: STDBOnline)

N. Garfield Ave/US Hwy 287 - S. of Property 30,000 VPD
E. 37th Street - east of N Garfield Ave. 4,250 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/21/2024

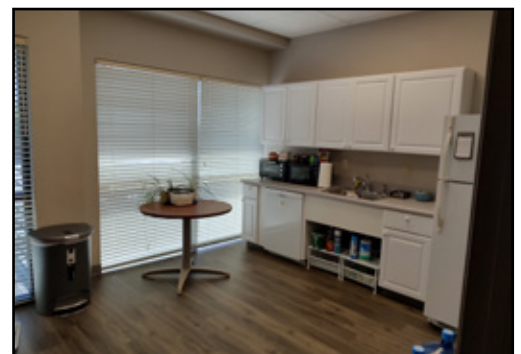
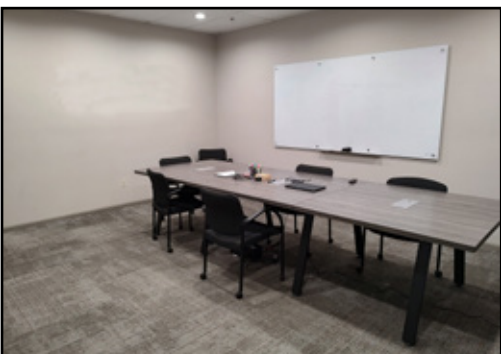
CREEKSIDE OFFICE SUITES

3780 N. Garfield Ave., Loveland, CO



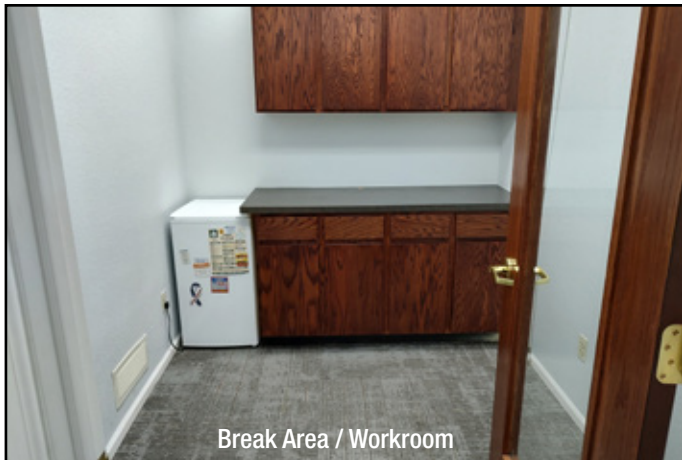
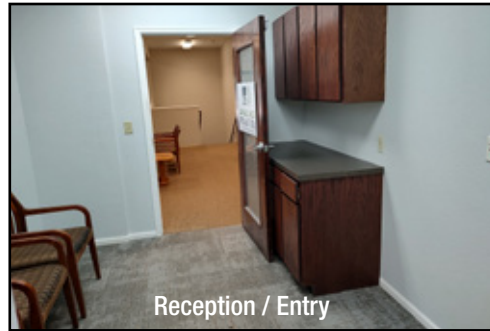
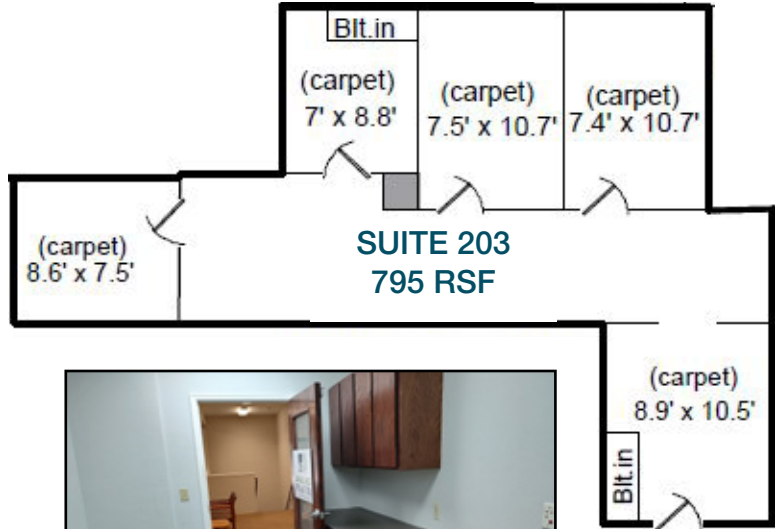
SUITE 205 - A/B

- Main floor suite - entrance through common area and rear private entrance
- Functional Corporate office space with efficient layout, perimeter offices, conference/training space, private restrooms, kitchen/break room and more
- Recent updating including new carpet, modern finishes and LED lighting
- Divisible into one small and one large suite to meet tenant needs



SUITE 203

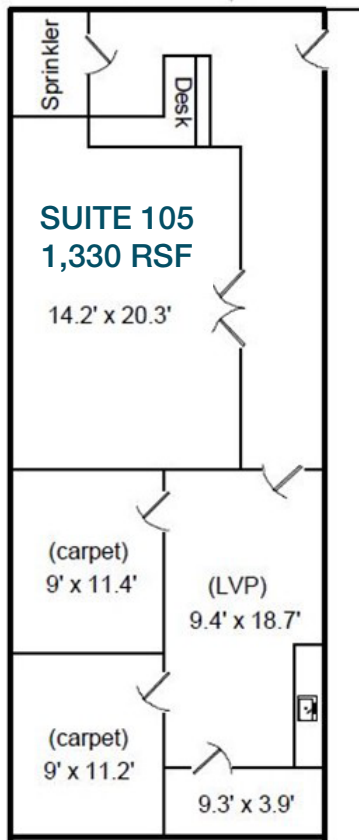
- Main floor space - entrance through common area
- Excellent small service office
- Efficient layout
- Can be combined with Suite 205



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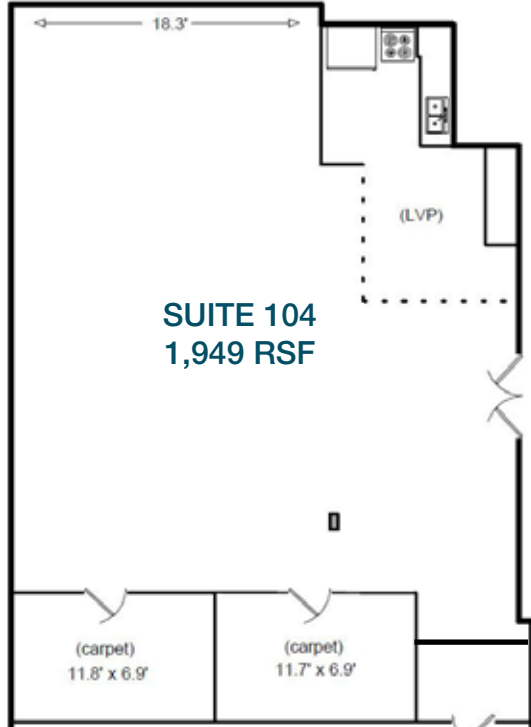
SUITE 105

- Two private offices
- Reception
- Conference room
- Kitchenette/Breakroom



SUITE 104

- Ideal training or conference use with service kitchen
- Flexible for open office, cube setup, or physical therapy gym, yoga/pilates, or other open space needs



CREEKSIDE OFFICE SUITES

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Distance to:

- Downtown Loveland - 6 min/2 miles
- Fort Collins - 17 min/11 miles
- Windsor - 20 min/14 miles
- Greeley - 28 min/22 miles
- Berthoud - 15 min/9 miles
- Johnstown - 20 min/14 miles

- Excellent Central Loveland location
- Close to restaurants, grocery, health clubs, and medical services
- Monument signage on US Highway 287



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