



OFFICE AVAILABLE FOR LEASE

**5110 GRANITE STREET
LOVELAND, CO 80538**

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

Unit A at 5110 Granite Street in Loveland is a recently updated, turnkey end-cap suite located within a well-maintained multi-tenant building comprised of four private units. This highly functional space features five private offices, an open work area ideal for collaborative use, a large conference or training room, a kitchenette/break room, and a private restroom. The end-cap location provides added privacy and natural light, making the suite well suited for a variety of professional or office users seeking a move-in-ready space in a convenient Loveland location.

Available Size: Suite A; 1,917 SF

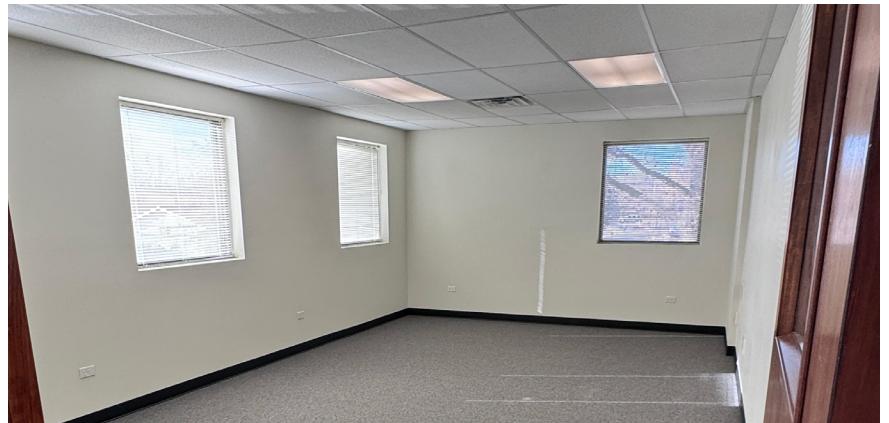
Lease Rate: \$15.00/SF NNN

NNN Est. Expenses: \$7.24/SF

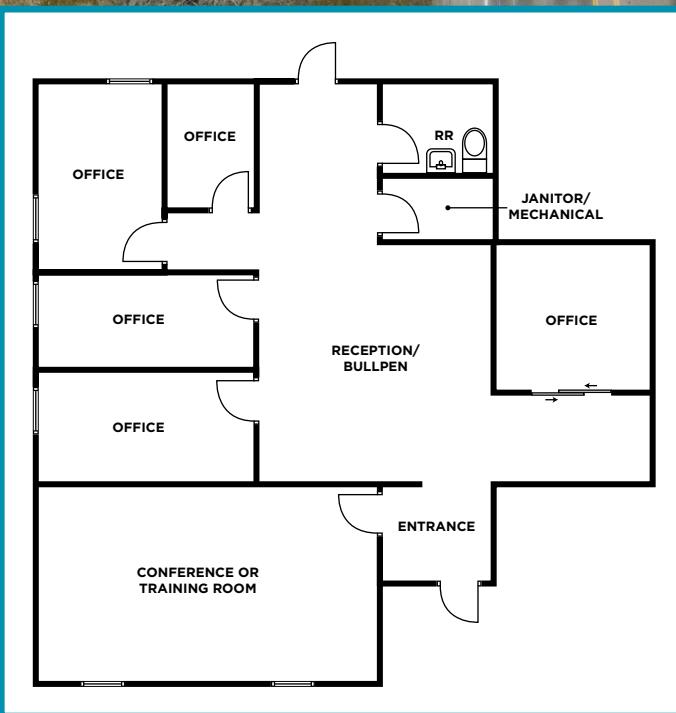
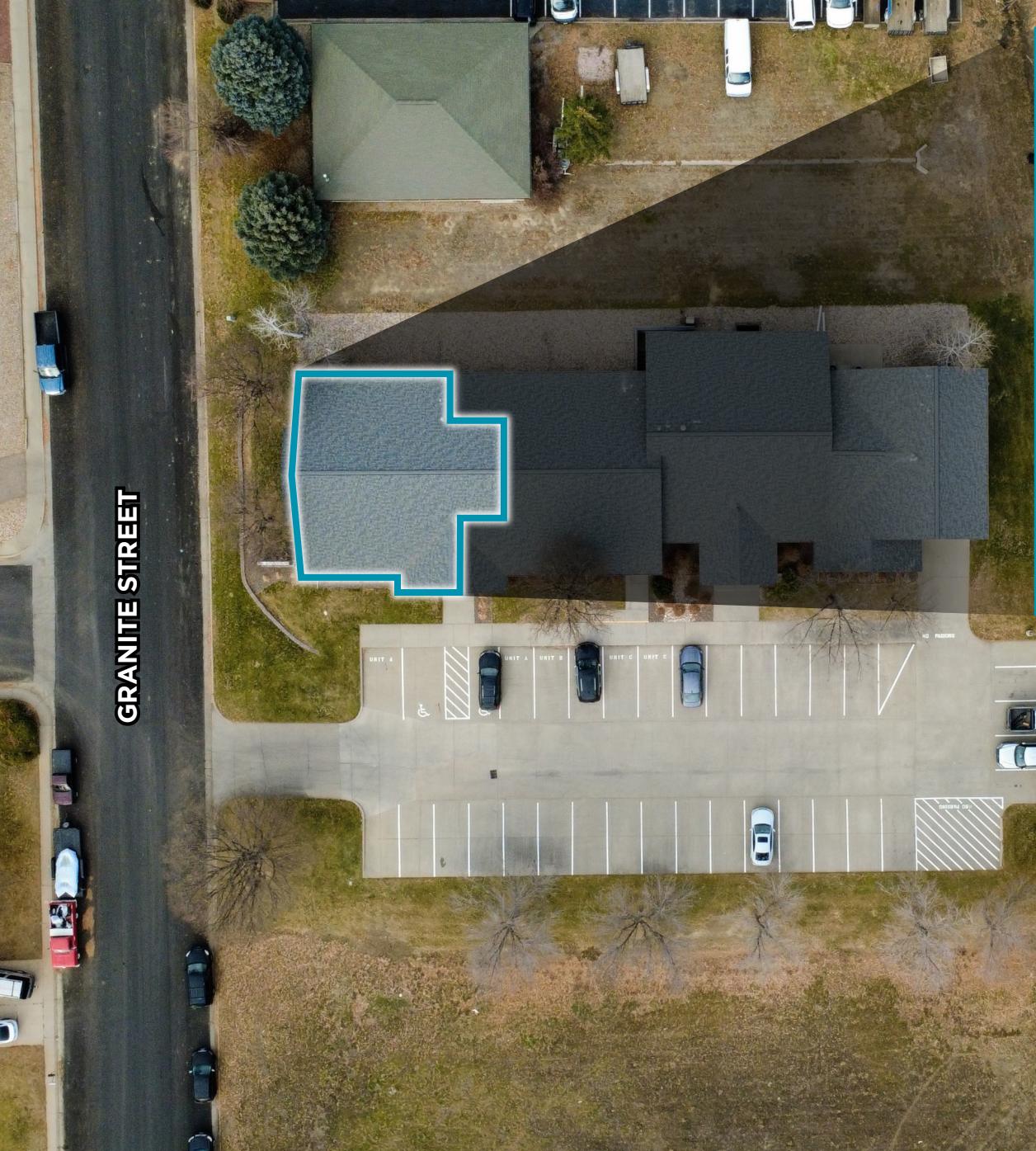
Building Size: 7,880 SF; 4 total units

Offices: 5 private offices

Available Date: Now



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N GARFIELD AVENUE (30,376 VPD)

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1,917 TOTAL SF



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