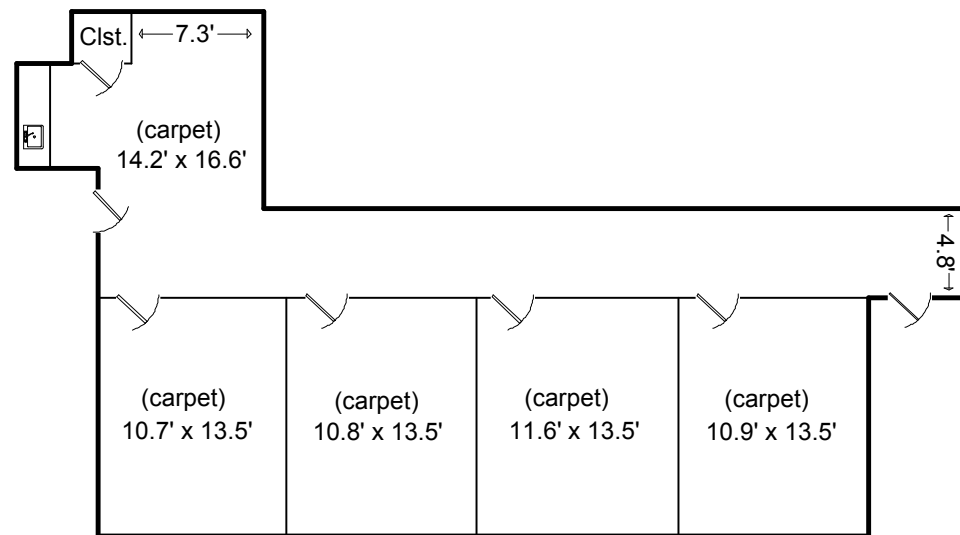


GENERAL INFORMATION

Total Rentable SQ FT 1,285
 Base Rent.....\$18/SF/Annually
 NNN Expenses \$11.93/SF/Annually
 Lease Term.....3-5 Years
 Security Deposit.....One Month Total Rent
 Electric City of Loveland
 Gas Xcel Energy
 Water City of Loveland
 Construction..... Wood/Frame, Brick
 Floors Ceramic Tile, Carpet
 Heating..... Forced Air
 Cooling.....Refrigeration/HVAC
Ceiling Fan
 Year Built 2002



5401 STONE CREEK CIRCLE #203 | LOVELAND, CO



Rachel Bomgaars
 Broker Associate/Partner
 970.290.4198 Cell
 970.229.0700 Office
 rbomgaars@thegroupinc.com



\$18/sq.ft



Premier office space for lease! This office building was built with high-end finishes and will make you feel like you're in a mountain lodge. This second floor office suite features four large, private offices, a waiting area/reception area, & a wet bar. The common areas offer stunning slate tile floors, dark wood finishes, two common area restrooms, oversized fireplace, and an elevator for easy access.

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 10.29.2024



Located just west of I-25, off of HWY 34/Eisenhower Blvd. next to the Loveland Visitor Center, The Loveland Yards, Starbucks, Target, the new In-N-Out Burger, & other high-end retailers, restaurants, hotels, & more. Great visibility, exposure, and high traffic counts. Furniture can be included, available now, and there is ample parking. Triple nets include utilities. Great opportunity for a CPA, attorney, counselor/psychiatrist, &/or any general office user.

