

# EXECUTIVE FLEX OFFICE/RETAIL SPACES FOR LEASE

## LEASE INCENTIVES-POSSIBLE FREE RENT

### EXCELLENT LOCATION- 4270 Byrd Drive, Loveland, CO



#### Leasing Options Available: LEASE INCENTIVES-POSSIBLE FREE RENT-LEASE TO OWN

- Gross Rents, with or without Furniture (negotiable)
- ♦ Flexible Suite Options: Ranging from 1 to 15+ spaces, offering single to multiple offices. Ground level and 2 Upper level suites with balcony/patio, excellent spaces, breakroom, conference room
- ♦ Advanced security with full fencing, facial and license plate recognition systems
- ♦ Positioned just off I-25 and Crossroads Blvd for easy access to thriving regional developments, including: Centerra Shopping Center, 2534 Crossroads, Medical Center of the Rockies, Amazon distribution facility and Northern Colorado Regional Airport
- ♦ Surrounded by well established businesses like iHeart radio, Storm Mountain Motors. Thunder Mountain Harley Davidson this prime location offers a vibrant business community and convenience.

Discover the Perfect Class A Office Space Tailored to Your Business Needs: This recently renovated property features modern updates, new carpet, and ample windows, ensuring a fresh and inviting environment. Conveniently located on the ground level with suites opening to a patio, tenants can enjoy excellent shared amenities like a breakroom and conference room. All-season parking coverage: four hail-protection canopies perfect for Colorado's climate.



#### FOR MORE INFORMATION CONTACT:

A. STEPHEN AND COMPANY, INC. Commercial Real Estate

Stephen  
970-222-1873

Steve  
970-631-5023

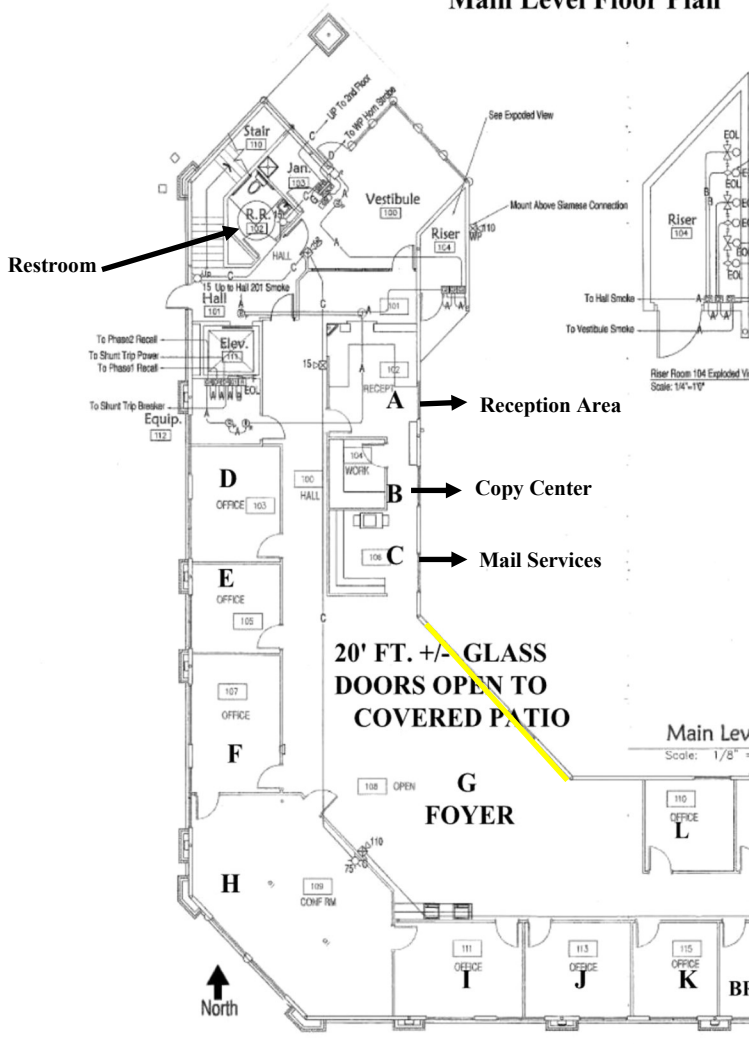
#### SHOWN BY APPOINTMENT ONLY

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Information contained herein, while not guaranteed, is from sources we believe to be reliable. Each Party shall conduct its own Independent Investigation and Due Diligence. Price, Terms, and Conditions are subject to change without notice



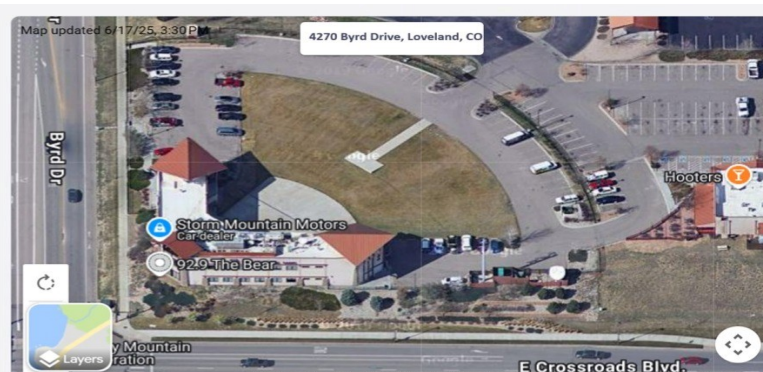
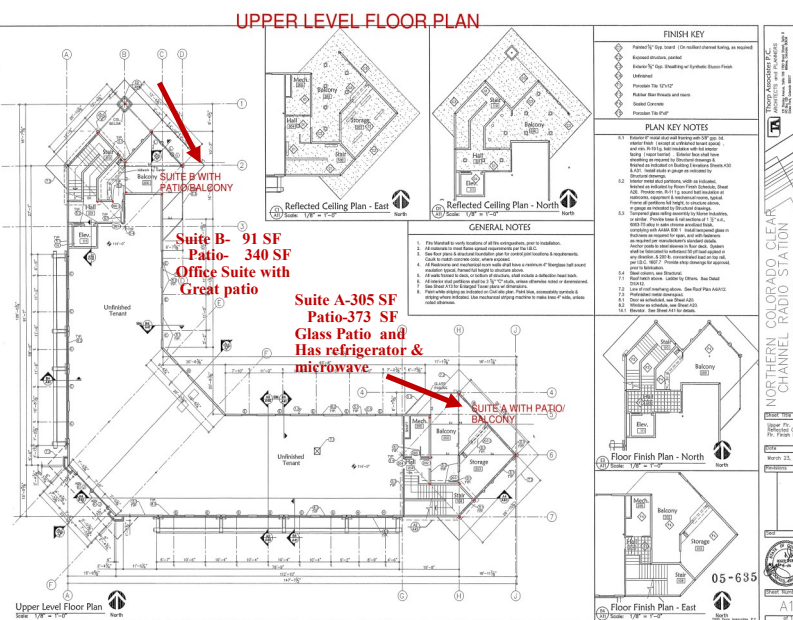
## Main Level Floor Plan



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### ALL MEASUREMENTS ARE APPROXIMATE

A	180 sf
B	130 sf
C	144 sf
D	180 sf
E	144 sf
F	216 sf
G	sf FOYER
H	585 sf CONFERENCE ROOM
I	216 sf
J	180 sf
K	144 sf
L	144 sf
M	144 sf
N	144 sf
O	144 sf
P	144 sf



Subject Area (Two-Mile Radius)		3-Mile Radius	
2024 Population:	9,385	2024 Population:	17,606
Estimated 2029 Population:	10,301	Estimated 2029 Population:	21,827
Estimated Population Growth:	9.8%	Estimated Population Growth:	24.0%
Estimated 2024 Households:	4,174	Estimated 2024 Households:	8,938
Estimated People per Household:	2.2	Estimated People per Household:	2.0
Median Home Value:	\$717,175	Median Home Value:	\$706,150
Median Household Income:	\$104,058	Median Household Income:	\$117,615

The subject area demographics show a 5-year 9.8% population growth pattern for the subject area.

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