



OFFICE SPACE WITH WAREHOUSE

PROPERTY TYPE: **OFFICE/WAREHOUSE**

AVAILABLE: **2,032 - 5,972 SF**

LEASE RATE: **\$13.50/SF NNN**

(EST. \$5.61/SF)

KEY FEATURES:

- Many private offices, breakroom with kitchenette, Conference Room, Training Room, Open Workspaces and Warehouse
- Great Visibility next to the roundabout at Walmart
- Monument and Building signage available
- Central Loveland location with easy I25 access
- Restaurants, Shopping and Entertainment nearby
- On-site parking

BRUCE CAMPBELL Broker
970.231.6824
bruce@realtec.com

PATRICK O'DONNELL Broker
970.231.5576
patricko@realtec.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM



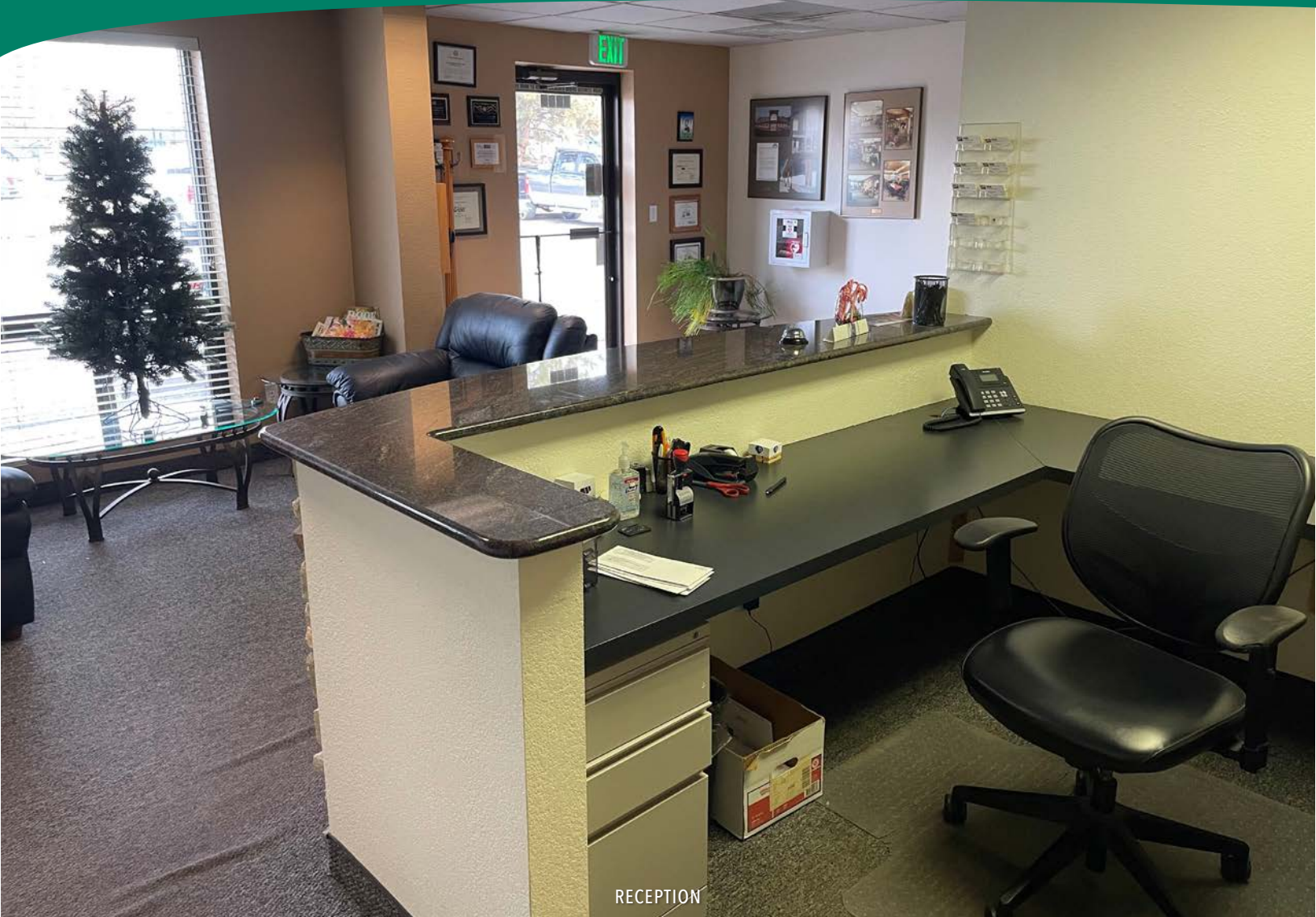
SECOND FLOOR



FIRST FLOOR

FEATURED PROPERTY

2302 E. 13TH STREET • LOVELAND, CO 80537



RECEPTION



RECEPTION



CONFERENCE ROOM

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FEATURED PROPERTY

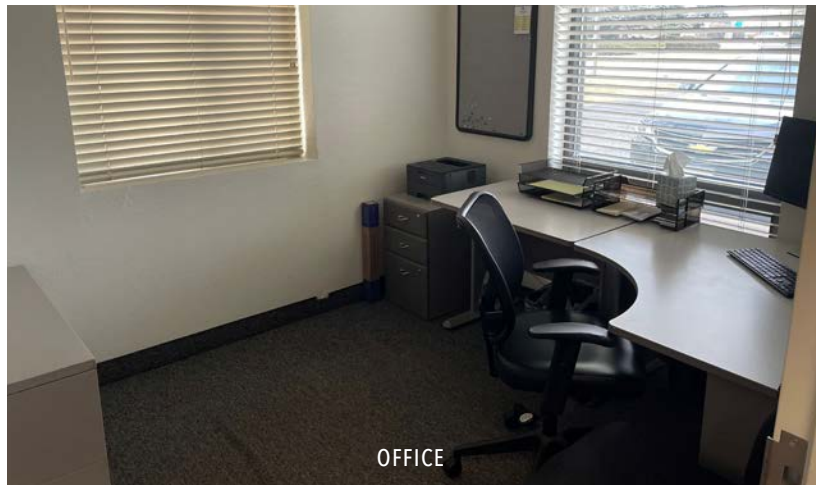
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SHOP / WAREHOUSE



OFFICE



OFFICE



TRAINING ROOM



CASUAL AREA

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SITE LOCATION

2302 E. 13TH STREET • LOVELAND, CO 80537

18.4

MILES
TO GREELEY

20.2

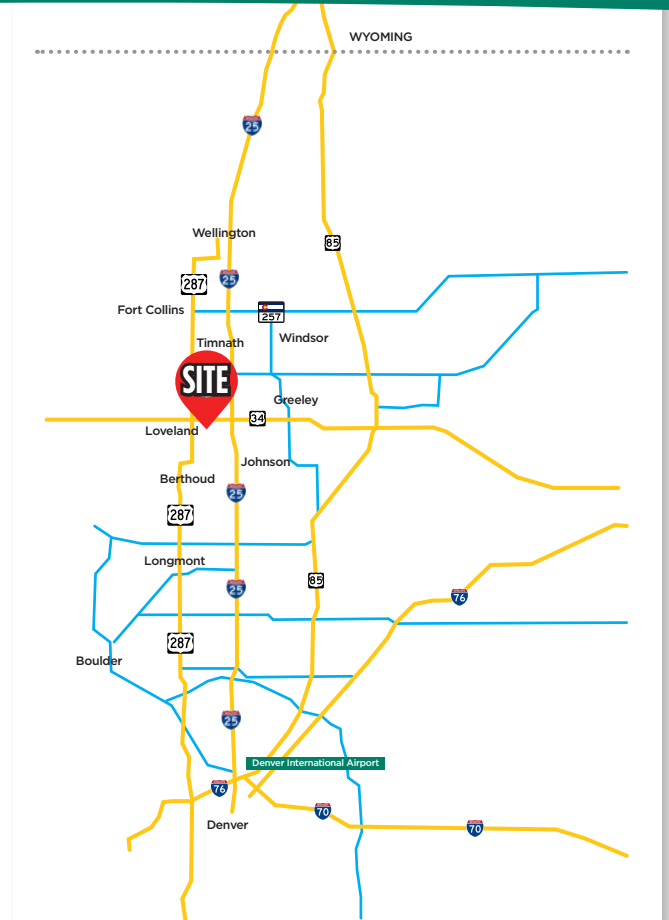
MILES
TO FORT COLLINS

56.4

MILES
TO CHEYENNE

52.2

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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