



OFFICE SUITE AVAILABLE FOR SUBLEASE

**102 EAST 1ST STREET | SUITE 4, LOVELAND, CO**

**PARK PLACE PLAZA**



102 EAST 1ST STREET | SUITE 4, LOVELAND, CO

# PROPERTY HIGHLIGHTS

Located near the heart of charming downtown Loveland, this 1,308 SF office suite offers the perfect blend of convenience and functionality. Just steps from local dining, shops, and amenities, the space features large windows that fill the suite with natural light. Inside, you'll find a spacious open office area ideal for collaboration, a private conference room, a kitchenette, and a private restroom. Whether you're looking for a vibrant workspace or a professional setting with downtown charm, this suite is a fantastic opportunity!

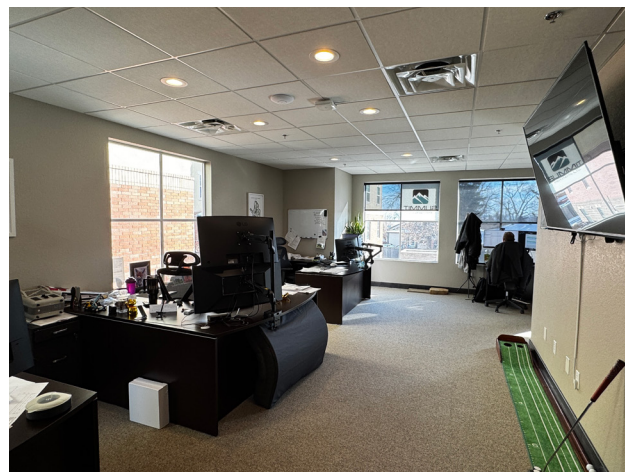
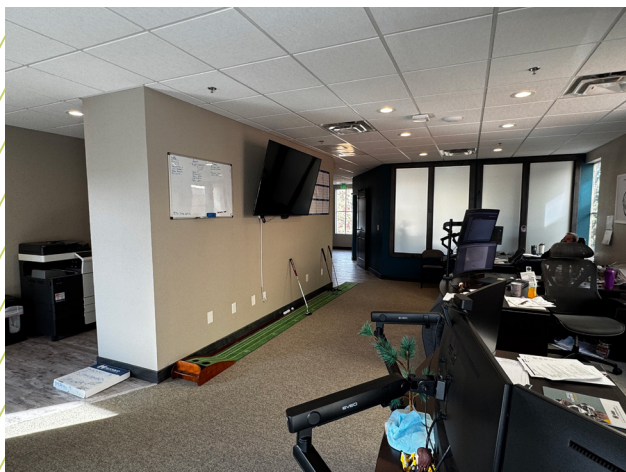
Lease Rate: \$19/SF NNN

NNN Est. Expenses: \$6.40/SF

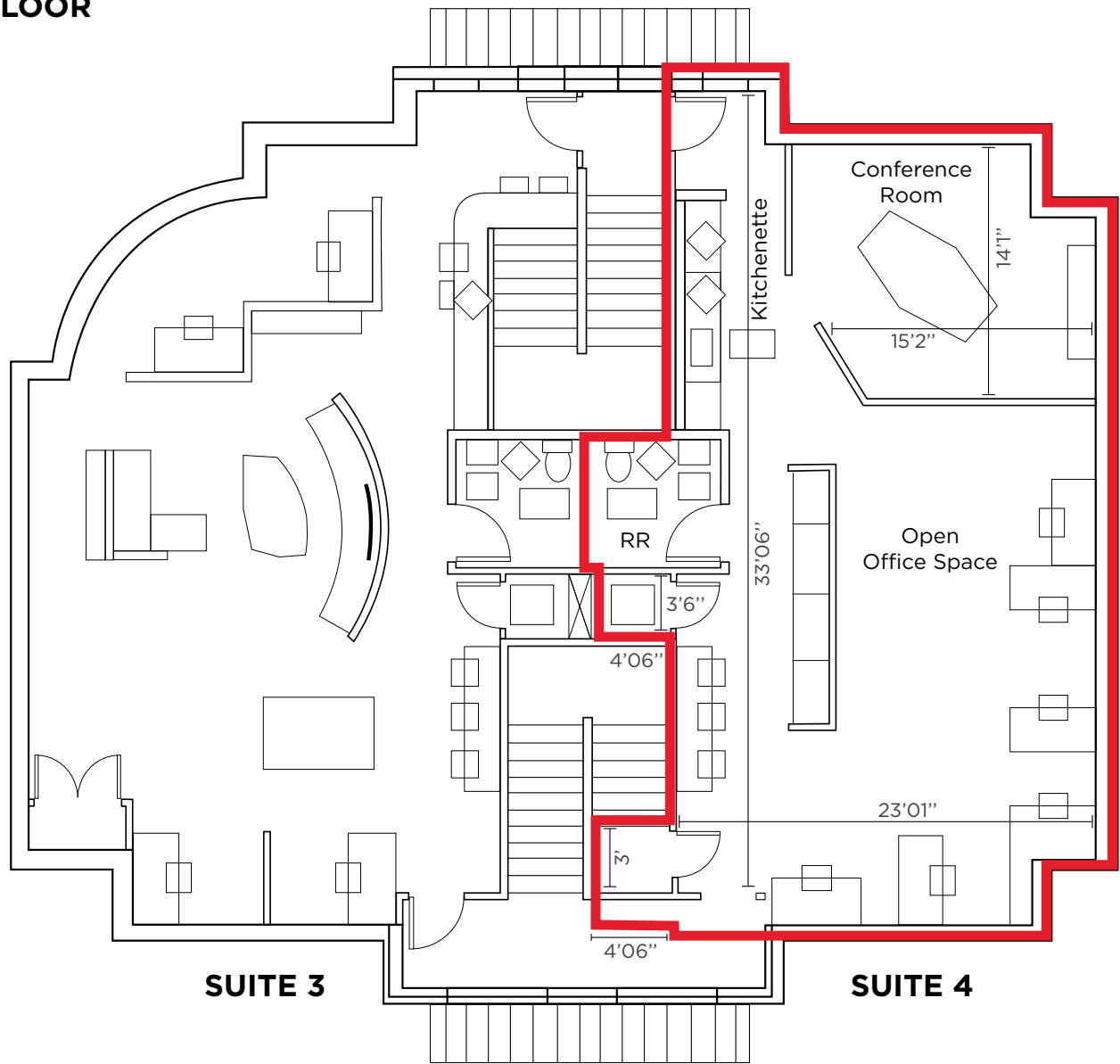
Availability: Suite 4 | 1,308 SF  
*Available Immediately*

Sublease expiration: October 31, 2025

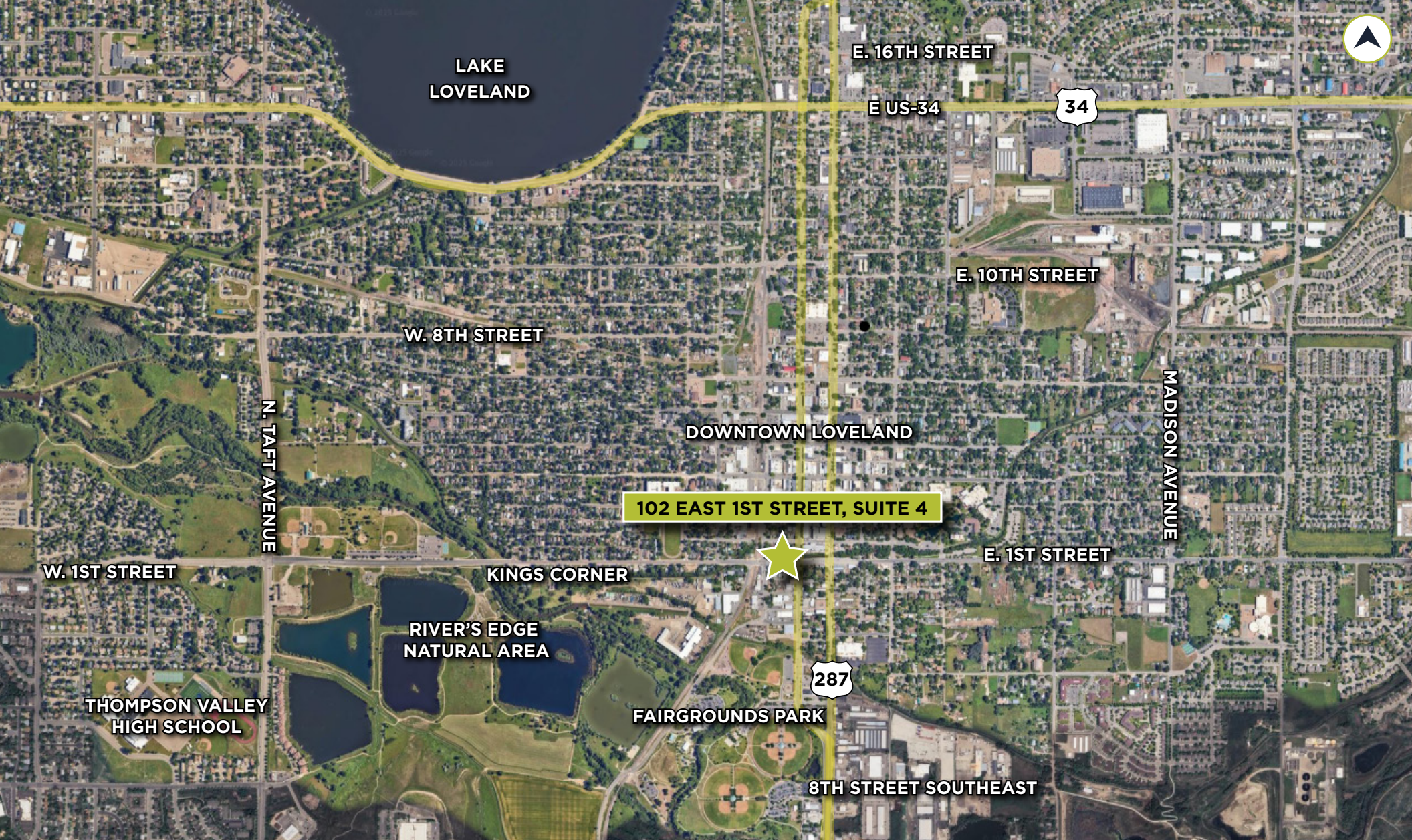
Parking: On-site free surface parking



SECOND FLOOR



FLOOR PLAN  
**1,308 TOTAL SF**



## CONTACT INFORMATION

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