

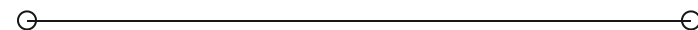


LEASE

Crossroads Business Park

3553 CLYDESDALE PARKWAY

Loveland, CO 80538



PRESENTED BY:

COBEY WESS

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CO #100024581



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - \$20.00 SF/yr
	NNN = \$12.44 w/ utilities
AVAILABLE:	Suite 100 3,782 RSF
	Suite 320 1,331 RSF
BUILDING SIZE:	22,799
YEAR BUILT:	2006

PROPERTY OVERVIEW

Suite 100 is a medical suite with multiple exam rooms, dual waiting areas, multiple offices, reception, breakroom and surgery/flex area.

PROPERTY HIGHLIGHTS

- Signage visible by I-25 - great brand recognition and marketing presence!
- Incredible mountain views from the west facing units
- Co-tenants are financial, medical, and real estate
- Large, upscale lobby and elevator served

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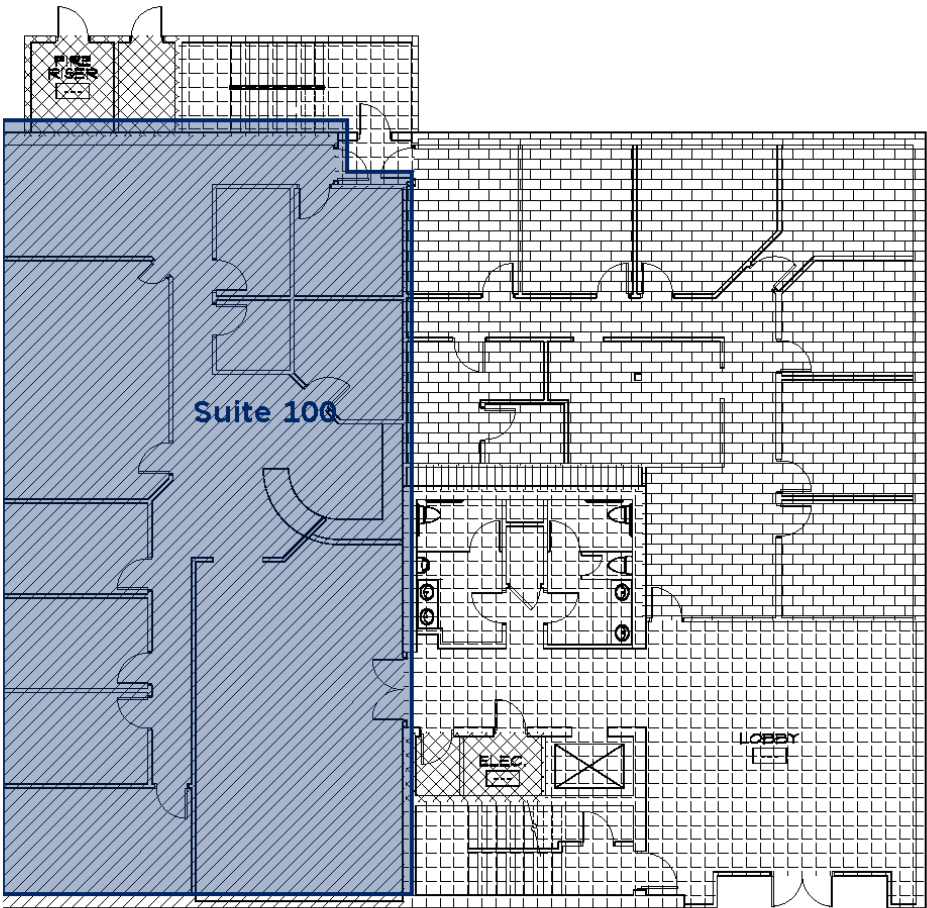
FIRST FLOOR SPACE

OFFERING SUMMARY

DATE AVAILABLE:	Immediately
LEASE RATE:	\$19.50 SF/YR NNN \$12.44 includes utilities
AVAILABLE SUITE:	Suite 100 3,782 SF video tour

SPACE OVERVIEW

- Suite 100 is a main level medical suite with multiple exam rooms, dual waiting areas, multiple offices, built-in reception desks, breakroom and surgery/flex area.



3553 Clydesdale Parkway, 1st Floor
Loveland, CO

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THIRD FLOOR PHOTOS



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NORTHERN COLORADO REGIONAL HIGHLIGHTS

#1

Fort Collins

Best Cities to live in the US
-Bank Rate 2021

#2

Berthoud

Fastest Growing Cities in Colorado
-HomeSnacks, 2022

#5

Broomfield

Healthiest Communities in the U.S
-U.S News, 2021

#6

Weld County

Fastest growing MSA in the U.S
-Upstate Colorado, 2021

2022 DEMOGRAPHIC HIGHLIGHTS

Source: upstatecolorado.org



Total Population
754,074



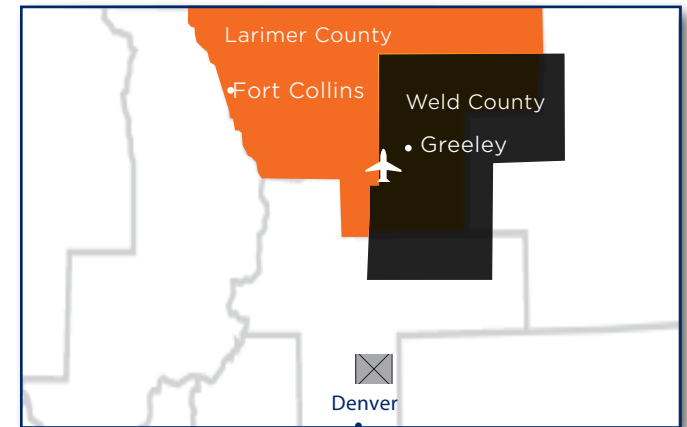
Median Household Income
\$80,069



Total Square Miles
6,646

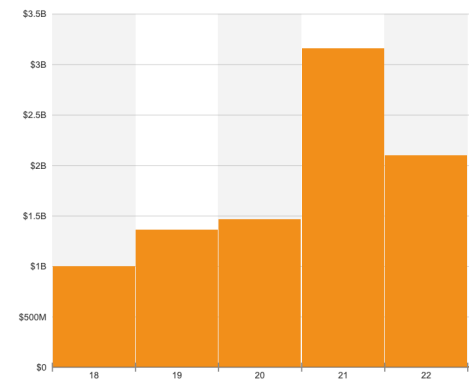


Labor Force
385,527



\$2.1+ billion

in Larimer & Weld Counties
CRE sales in 2022



Higher Education



Business Filings

162,414

New Colorado Based Entities
filed in 2022

KEY INDUSTRY CLUSTERS



Advanced
Manufacturing



Energy & Natural
Resources



Transportation &
Logistics



Food & Agriculture



Health & Wellness