

**FREE RENT
AVAILABLE**



FLEXIBLE OFFICE / RETAIL SPACE FOR LEASE

Exceptional opportunity to lease a versatile office or retail space which can be adapted for many uses

PROPERTY TYPE: OFFICE / RETAIL

AVAILABLE: 1,600 - 2,450 SF

LEASE RATE: \$2,400/MTH

\$12.00/SF NNN (EST. \$6.00/SF)

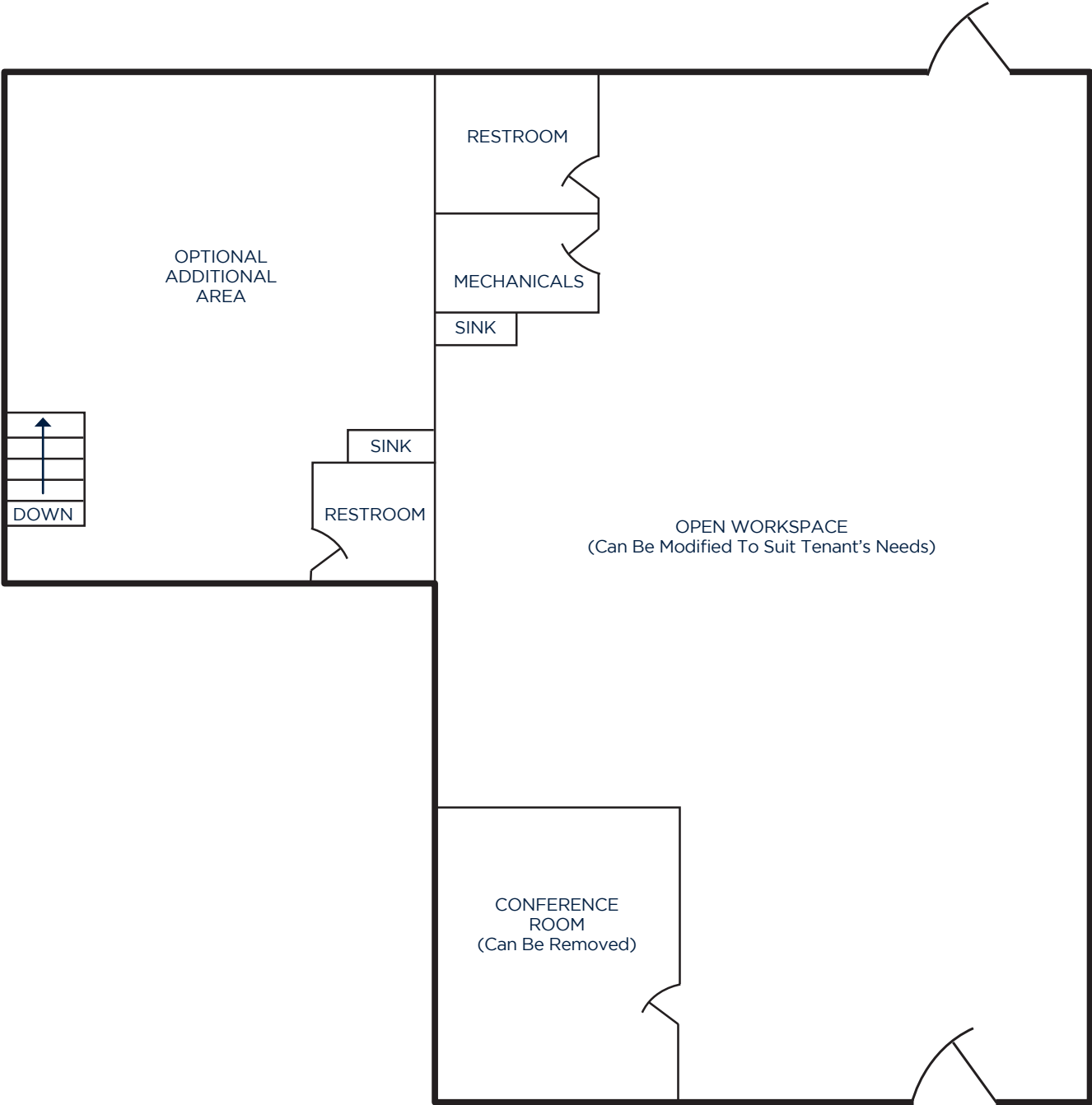
Plus gas and electric

FEATURES:

- Negotiable custom tenant improvements to meet all your needs
- Highly visible location with 32,138 vehicles passing by per day
- Huge building signage plus monument signage
- Central location with easy access from Loveland, Fort Collins and Windsor
- Ample on-site parking
- Heated walkways eliminate any weather issues
- Optional garage space available
- High quality and exceptionally maintained building
- Elevator served

FLOOR PLAN

4198 N. GARFIELD AVENUE • LOVELAND, CO 80538



FEATURED PROPERTY

4198 N. GARFIELD AVENUE • LOVELAND, CO 80538



GARAGE SPACE AVAILABLE

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

SITE LOCATION

4198 N. GARFIELD AVENUE • LOVELAND, CO 80538

10.9

MILES
TO FORT COLLINS

22.0

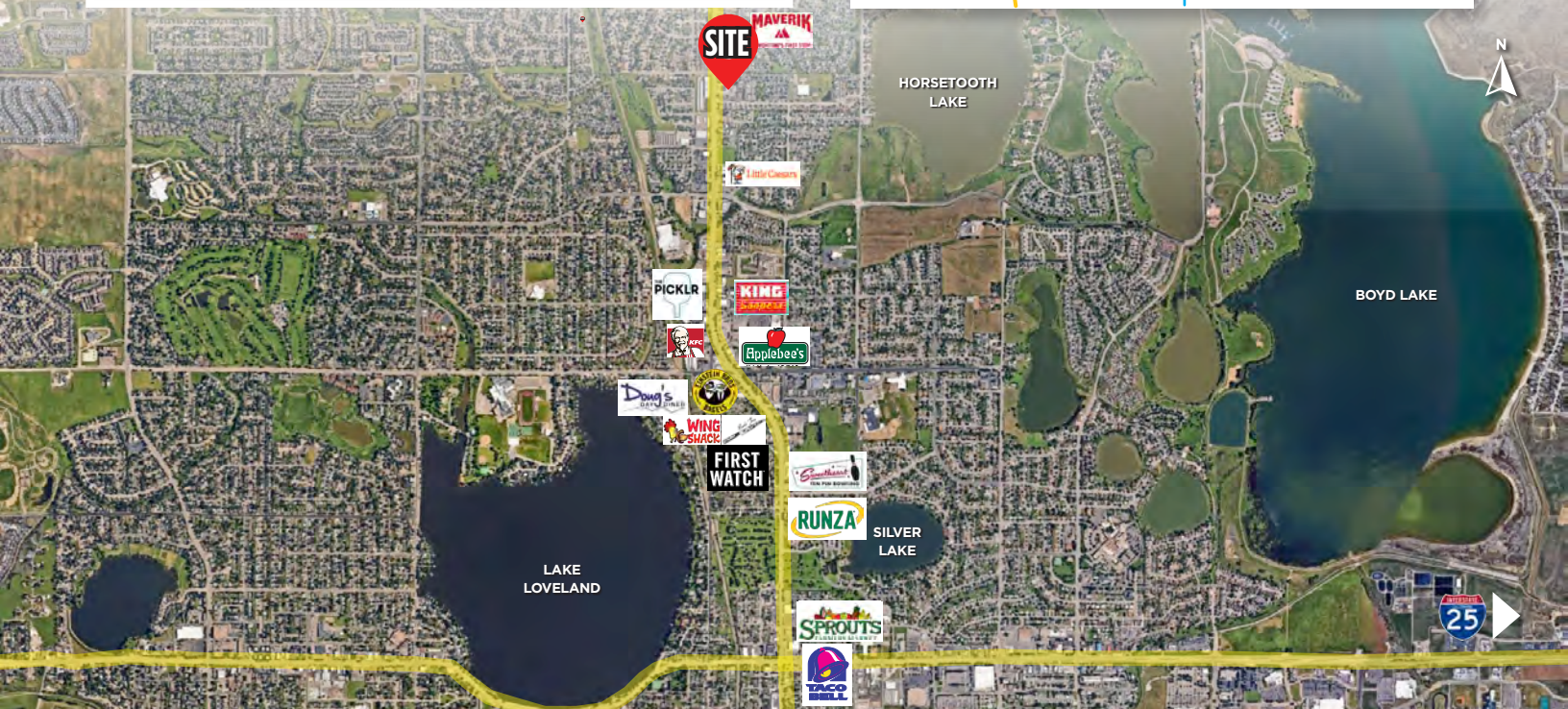
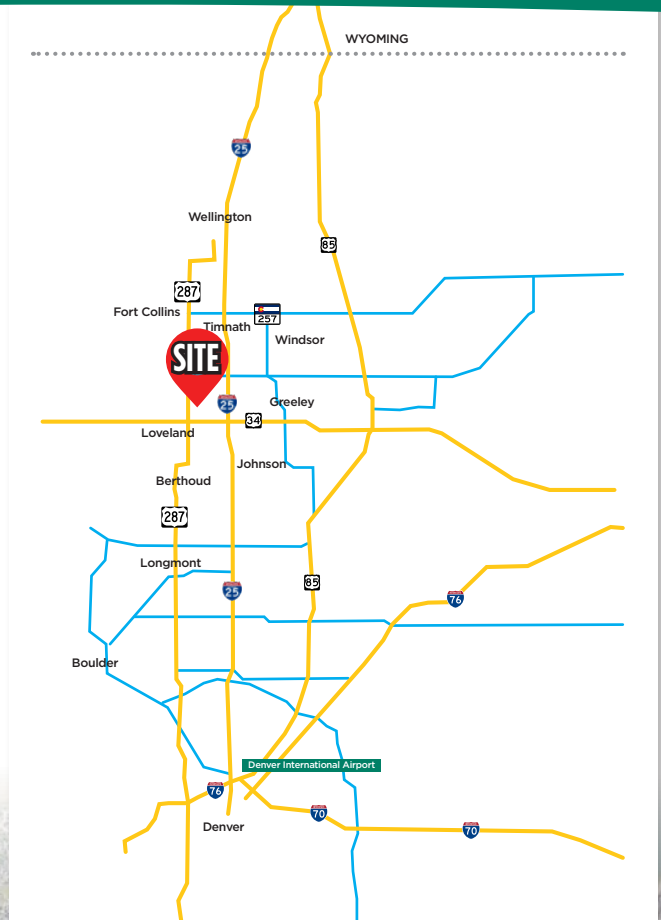
MILES TO GREELEY

56.1

MILES
TO CHEYENNE

55.8

**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

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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