

OFFICE/WAREHOUSE | \$14.00/SF (NNN)



453-455 DENVER AVE
LOVELAND, CO 80537

FOR LEASE

- 4,200 Square foot Office/Warehouse
- 2- 14' x 14' grade-level overhead door
- Large reception area, six private offices, a conference room, and two private restrooms.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 07.31.2026

OFFICE/WAREHOUSE I \$14.00/SF (NNN)



LEASE OVERVIEW

Total Monthly Rent:	\$7,304.50
Rentable SF:	4,200/SF
Base Rent:	\$14.00/SF
NNN Expenses:	\$6.87/SF
Lease Term:	3-5 Years
Loading:	2 - 14'x14' Grade-Level Overhead Doors
Ceiling Height:	16'
Year Built:	2001
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

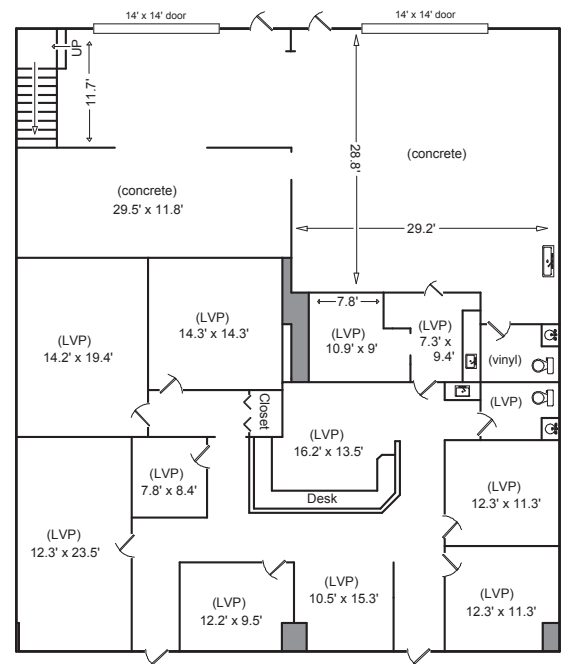
Property: This 4,200 SF office/warehouse condo features a spacious lobby, wet bar, 6 private offices, conference room, a warehouse with a deep wash sink, 2 private restrooms, 2 14'x14' grade-level overhead door, and, 110/220/3-phase available. Total monthly rent is \$7,304.50, plus utilities, gas, electric, internet, phone and internal janitorial. Not automotive, hemp, or MMJ uses, in this Owner's Association.

Location: Located in Denver Avenue Commercial Park in South Loveland with quick access to HWY 34 and Interstate-25.



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 07.31.2026

OFFICE/WAREHOUSE | \$14.00/SF (NNN)



CRAIG HAU
Partner/Senior Commercial Advisor

970.222.0077 mobile
970.229.0700 office
chau@thegroupinc.com
www.craighau.com



TheGroup

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 07.31.2026