

OFFICE SUITES FOR LEASE



PROPERTY DETAILS

Available Space:

- Suite 230 - 990 RSF
- Suite 240 - 1,148 RSF
- Suite 250 - 1,494 RSF
- TOTAL 3,632 RSF**

Proposed Use

- Design/Marketing
- Engineering
- Medical
- Counseling
- Professional
- Specialty Contractor
- Tradesman
- Tech Companies
- 2nd Stage starters
- R&D

Rico Devlin

Senior Partner | Senior Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Senior Partner | Comm. Brokerage Mngr.
970.222.2473
nathan@lcrealestategroup.com

THE MERCANTILE BUILDING

LEASE RATE: \$16.50/SF NNN (EXP. EST. \$8.29/SF)

- Modern, creative office suites in iconic building on 4th Street and Cleveland Ave. in Downtown Loveland
- Elevator served second floor suites; can be combined for larger tenants
- Features include high ceilings, open areas, skylights and abundant windows
- Modern flooring, lighting and doors combined with retro features such as exposed brick, wood trim and exposed vent ducts creates an amazing workplace environment
- Ideal tenants include design, engineering, marketing or tech companies and other creative culture or service users
- Dynamic urban amenities including restaurants, bars, breweries, music and entertainment and more



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	9,269	56,222	96,593
Avg. HH Income	\$83,419	\$96,655	\$110,345
Households	4,498	24,550	41,532
Businesses	937	2,914	4,083
Employees	7,466	28,402	44,628



TRAFFIC COUNTS (Source: STDBOnline)

Cleveland Ave., @ 4th St.	12,000 VPD
4th Street @ Property	3,500 VPD
Lincoln Ave., @ 4th St.	10,810 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/4/2025

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206 E. 4th Street., Loveland, CO

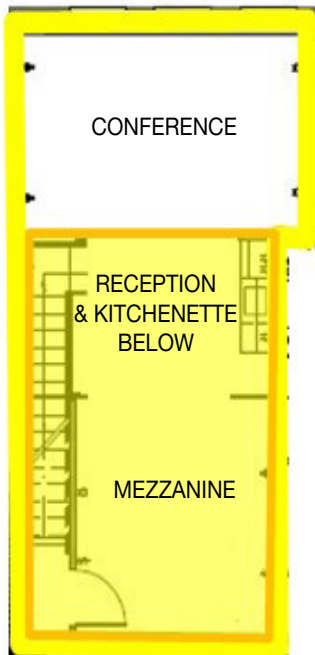
SUITE 230: 990 RSF | \$2,045/month + utilities

- Reception, kitchenette, conference room & mezzanine executive office
- Large windows overlooking Cleveland Ave. with abundant natural light throughout
- Modern finishes including carpet, laminate flooring & light fixtures
- Identical layout and finishes to Suite 240



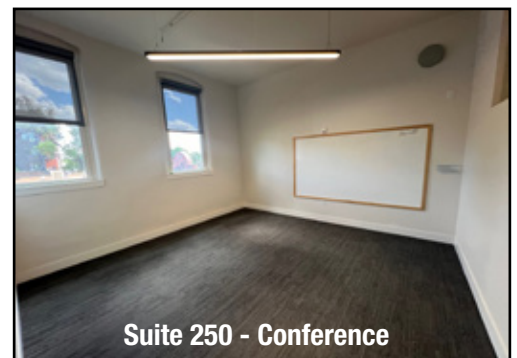
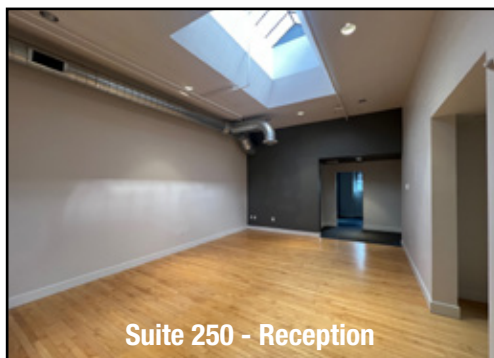
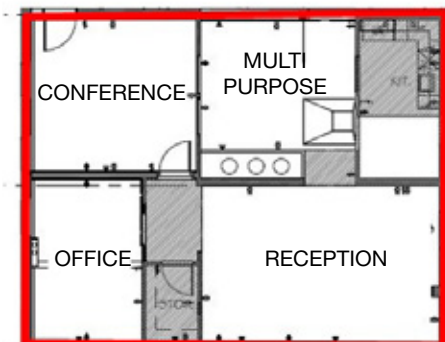
SUITE 240: 1,145 RSF | \$2,365/month + utilities

- Reception, kitchenette, conference room & mezzanine executive office
- Large windows overlooking Cleveland Ave. with abundant natural light throughout
- Modern finishes including carpet, laminate flooring & light fixtures
- Easily combined with Suite 230 for 2,135 RSF



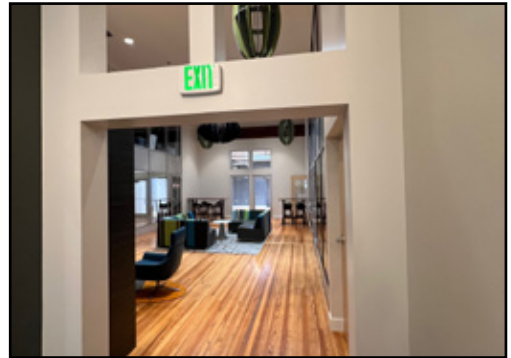
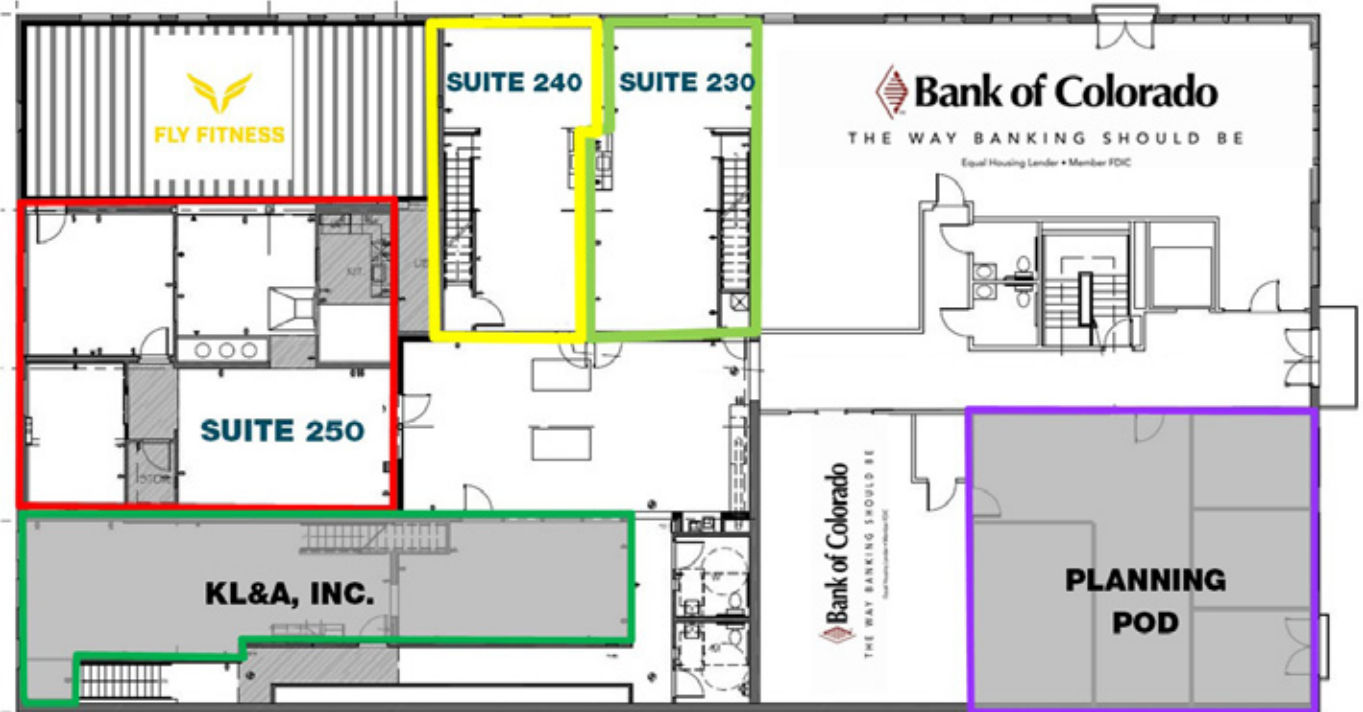
SUITE 250: 1,494 RSF | \$3,085/month + utilities

- High ceilings, skylights, abundant windows
- Reception, kitchenette, break/multi-purpose room, office, conference



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DOWNTOWN LOVELAND

- 4th Street is currently undergoing major streetscape renovation to promote walkability and ability to host events
<https://www.letstalkloveland.org/heart-improvement-plan>
- A city where art and science meet manifesting in both technology and creative manifestation
- Abundant street parking, a parking garage, and several public lots within one block of this property
- Many restaurants, bars, speakeasy, movie theatre and retailers nearby
- Come join the renaissance of Downtown Loveland!
<https://www.downtownloveland.org/>
- 15 minutes from the I-25/Hwy 34 intersection

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