

# OFFICE SPACE FOR LEASE

3780 N. Garfield Ave., Loveland, CO



**ONE SPACE REMAINING**

## PROPERTY DETAILS

**AVAILABLE SPACE & LEASE RATES:**

Suite 104: 1,368 RSF - \$13.00/SF NNN

**EXPENSES:** NNN \$7.31/SF

w/utilities NNN \$8.83/SF

**CO-TENANTS:**

- Peakview Wealth Management
- Affinity Managed Properties
- Holistic Pain Management
- Fort Collins Heating & Air
- Artistic Affordable Framing
- Molly Maids
- American Family Insurance

## CREEKSIDE PLAZA OFFICE BUILDING

**LEASE RATE: \$13/SF NNN (\$7.31/SF)**

- Move-in ready office suite in excellent location with direct frontage along North Garfield Ave./US Highway 287 in central Loveland
- Recently updated common areas and office suites with clean, modern finishes
- Monument signage on US Highway 287 available for all tenants
- Ideal for any professional office including financial services, legal, title company, real estate and more
- **Suite 104** - Large reception, 5 private offices, main entrance from remodeled common area as well as private employee entrance

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#### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	11,517	56,322	99,444
Avg. HH Income	\$93,388	\$101,226	\$111,515
Households	4,850	24,498	42,313
Businesses	505	2,652	4,319
Employees	4,799	25,546	49,403



#### TRAFFIC COUNTS (Source: STDBOnline)

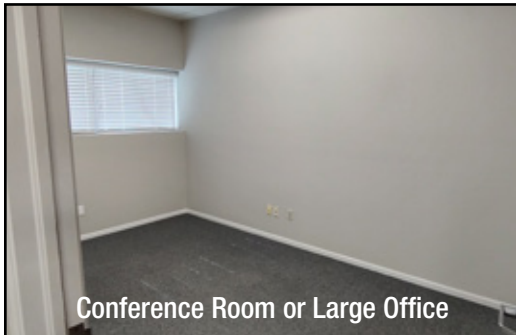
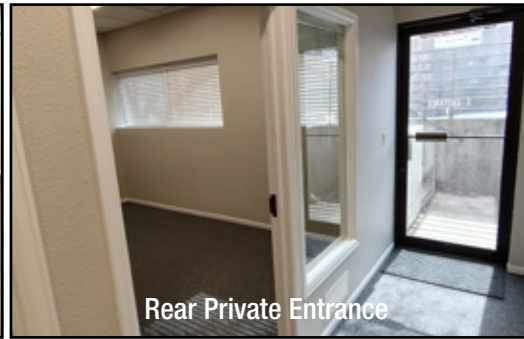
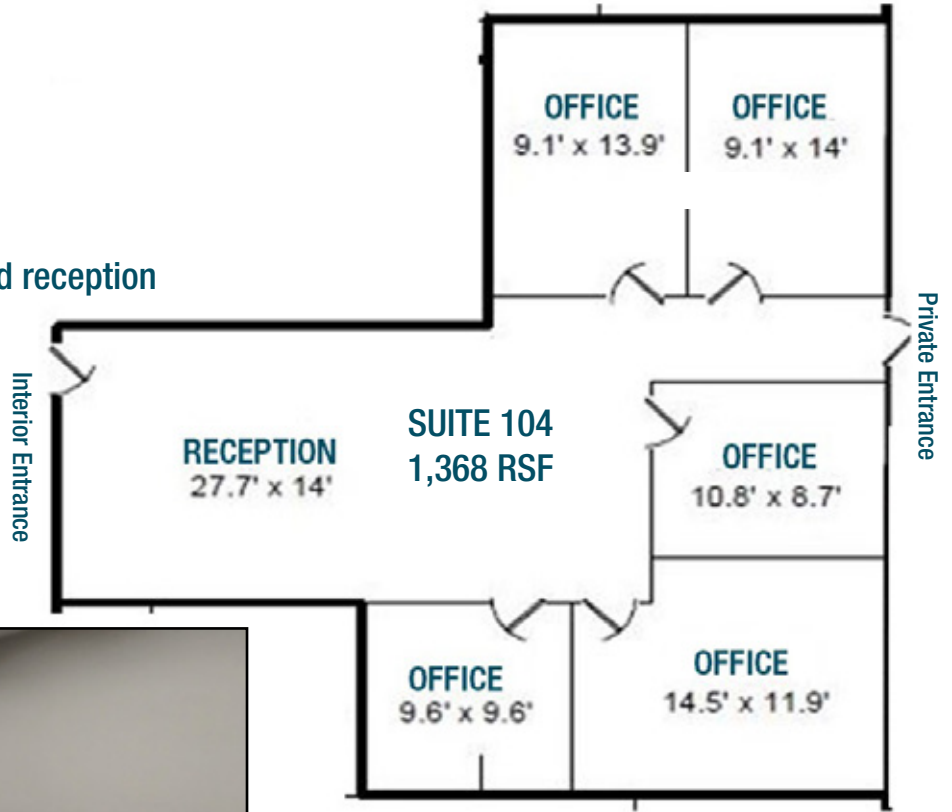
N. Garfield Ave/US Hwy 287 @ 42nd St.	32,000 VPD
E. 37th Street - east of N Garfield Ave.	4,250 VPD

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. 6/15/2026

**CREEKSIDE OFFICE SUITES**  
3780 N. Garfield Ave., Loveland, CO

**SUITE 104**

- Garden level - large open reception
- Five private offices, conference, and reception
- Private employee entrance
- Move-in ready!



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# CREEKSIDE OFFICE SUITES

3780 N. Garfield Ave., Loveland, CO



Distance to:

- Downtown Loveland - 6 min/2 miles
- Fort Collins - 17 min/11 miles
- Windsor - 20 min/14 miles
- Greeley - 28 min/22 miles
- Berthoud - 15 min/9 miles
- Johnstown - 20 min/14 miles

- Excellent Central Loveland location
- Close to restaurants, grocery, health clubs, and medical services
- Monument signage on US Highway 287



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