

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



453-455 N DENVER AVE
LOVELAND, CO 80537

FOR LEASE

- 4,200 Square foot Office/Warehouse
- 2- 14' x 14' grade-level overhead doors
- 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. 08.07.2026

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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

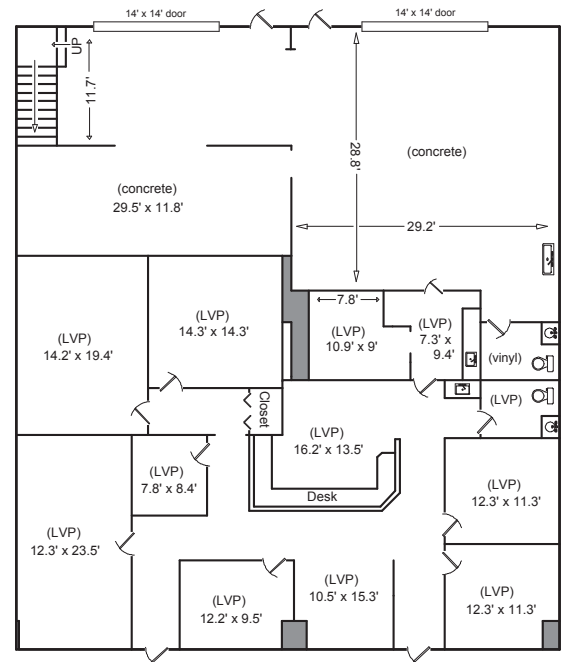
Property: This 4,200 SF office/warehouse condo features a spacious lobby, wet bar, 6 private offices, conference room, a warehouse with a deep wash sink, 2 private restrooms, 2 14'x14' grade-level overhead doors, and 110/220/3-phase available. Total monthly rent is \$7,304.50, plus utilities, gas, electric, internet, phone and internal janitorial. No 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.



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