

**DEAN CALLAN****& COMPANY INC****CHRISTIAN SMITH****Senior Broker Associate**

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DEAN CALLAN & COMPANY, INC.

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Boulder, Colorado 80303

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CLASS A OFFICE SPACE FOR LEASE

**3985 SOUTH LINCOLN AVENUE
LOVELAND, COLORADO 80537**

Over 8,000 SF of exquisite office space available in the Loveland Tech Center, including endless parking, elevator, sprinkler system, lots of natural light, great power, and potential to convert to lab space. Great exposure right on 287 and building signage available to long-term Tenants. 3985 S. Lincoln is just minutes from downtown Loveland, and centrally located for easy access from both Fort Collins and Boulder County. Tenants make this a great forever home for any office/lab user looking to join Northern Colorado's exploding business community.

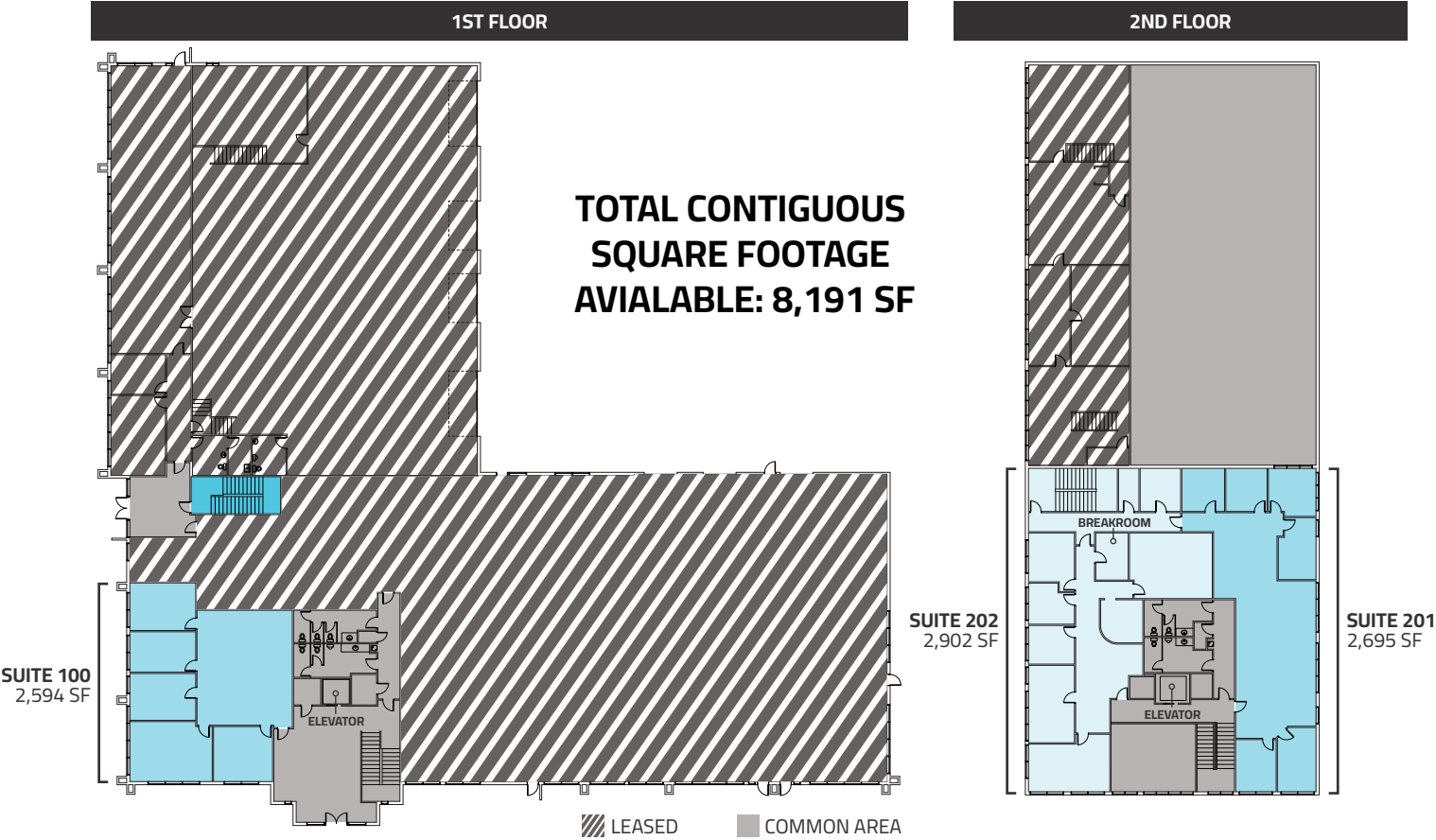
Call us for more information and to set up a tour.

TERMS

Office Space:	2,594 - 8,191 SF
Lease Rate:	\$16.95 / SF / NNN
Expenses:	\$7.68 / RSF (Est. 2024)
Available:	Flexible

PROPERTY FEATURES

- **Office Space:** Exquisite office environment within the Loveland Tech Center, offering exceptional amenities and a professional atmosphere.
- **Endless Parking:** Enjoy ample parking space for employees and visitors.
- **Elevator Access**
- **Sprinkler System**
- **Abundant Natural Light:** Large windows allow for plenty of natural light.
- **Great Power:** Benefit from great power capacity, catering to various office and lab needs. *200-800 Amps; 3-phase*
- **Lab Space Potential:** Explore the potential to convert the space into a lab, adding versatility to the property.
- **Prime Exposure:** Enjoy prime exposure along Route 287, with building signage available to long-term tenants.
- **Convenient Location:** Situated conveniently for commuters from Fort Collins, Loveland, and Boulder County, making it easily accessible to a broad talent pool.
- **Professional and Attentive Property Management**
- **New Ownership**



Disclosure: Listing Broker(s) has an ownership interest in subject Property and represents the Seller/Landlord as its Agent.
All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



PRIVATE OFFICE



KITCHEN/BREAKROOM



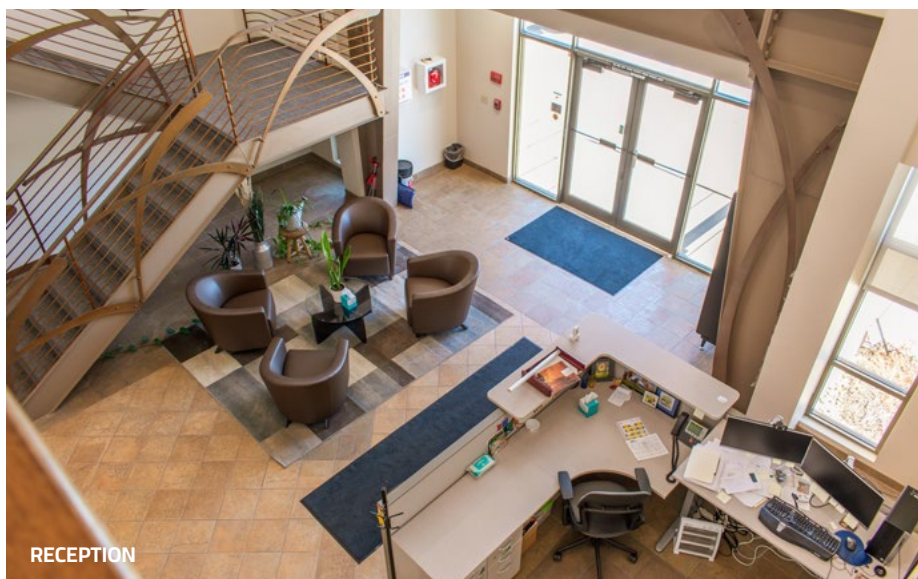
CONFERENCE ROOM



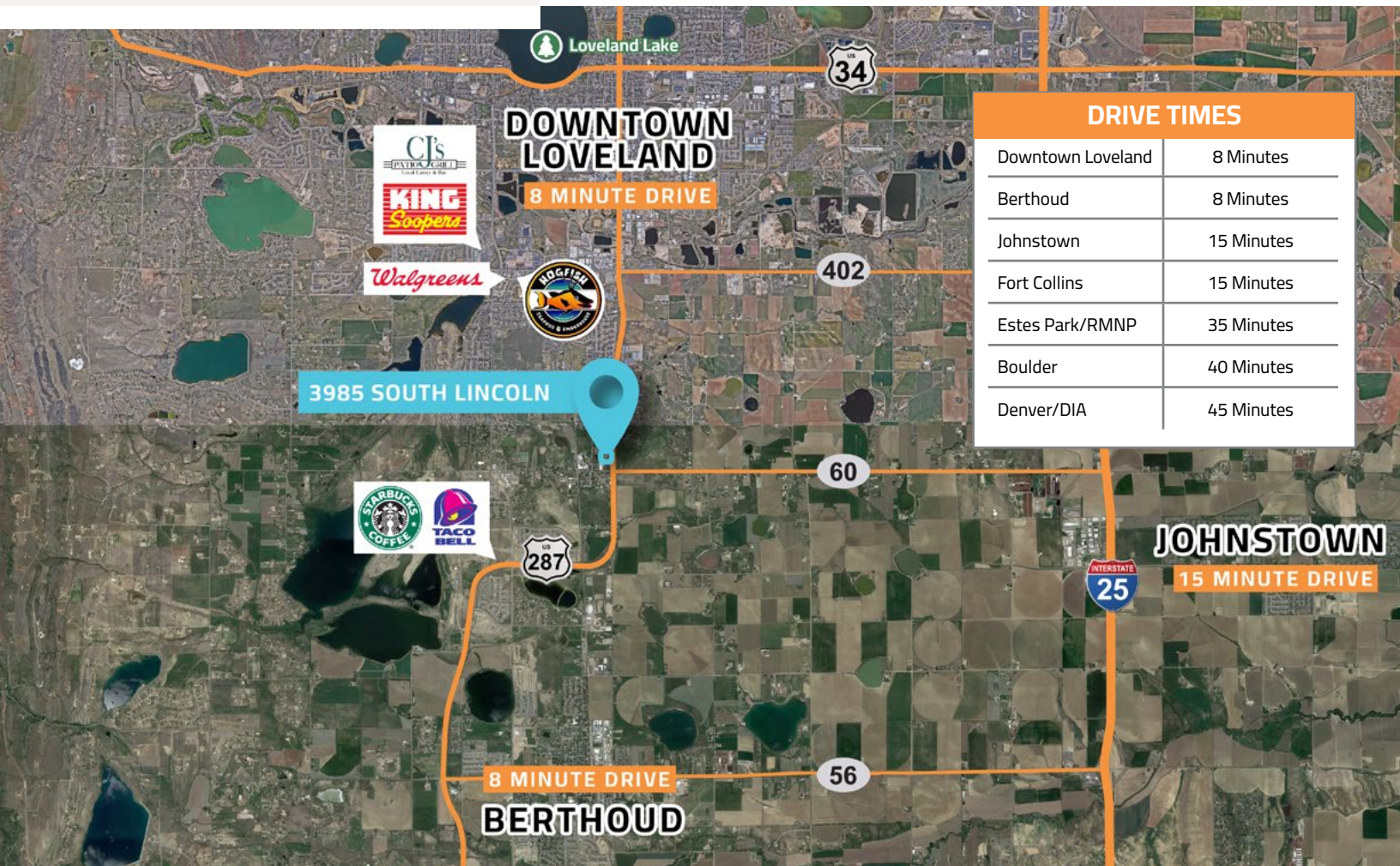
BREAK AREA



OPEN OFFICE AREA



RECEPTION



DRIVE TIMES

Downtown Loveland	8 Minutes
Berthoud	8 Minutes
Johnstown	15 Minutes
Fort Collins	15 Minutes
Estes Park/RMNP	35 Minutes
Boulder	40 Minutes
Denver/DIA	45 Minutes

JOHNSTOWN
15 MINUTE DRIVE

8 MINUTE DRIVE
BERTHOUD

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