

**1355 S. Garfield Avenue**  
**Loveland, Colorado****Highlights**

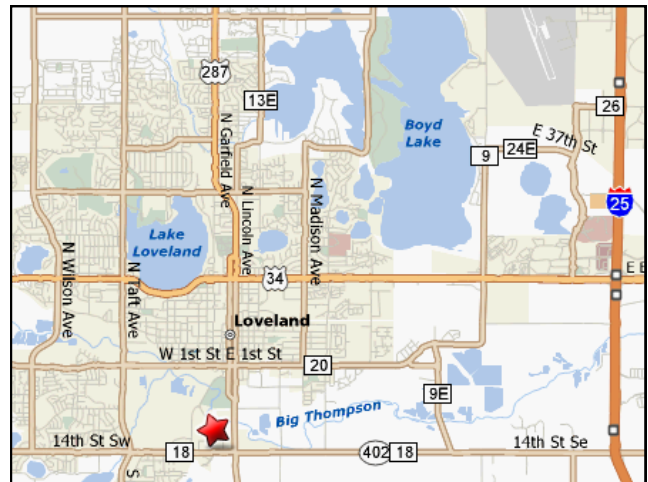
- Functional office/warehouse condo in excellent south Loveland location.
- Easy access to I-25 and Highway 287 via Highway 402.
- Great visibility and access with frontage on Highway 402.
- Two private offices and reception on main floor, large open office/bullpen with built in cabinetry and 3/4 bath in mezzanine.
- Very clean and move in ready!
- Just minutes from new Rocky Mountain Center for Innovation and Technology (Formerly known as ACE)

**Property Information**

<b>Lease Rate</b>	\$5.50/SF + NNN
<b>Available Area</b>	2,455 SF
<b>Overhead Doors</b>	One - 12' Overhead Door
<b>Proposed Use</b>	Office/Warehouse, Flex, R&D, specialty trade contractor, light manufacturing, assembly, or many other uses

**Innovative Real Estate  
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## Demographics

(Source: STDB Online 2012, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2010 Pop.</b>	4,282	40,066	75,430
<b>Avg. HH Inc</b>	\$62,394	\$64,607	\$70,805
<b>Households</b>	1,544	16,193	29,537
<b>Businesses</b>	281	2,247	3,405
<b>Employees</b>	2,028	18,536	31,195