

336 W 37th Street

Loveland, Colorado



Highlights

- Significant price reduction to move quickly! Priced more than 50% below comparable building sales.
- Great location, just 1/2 block west of Highway 287 in North Central Loveland.
- Great professional office building in North Central Loveland-Perfect for small medical user/ clinic, Accountant, Engineer, Financial Services, Title Company, Attorney, or many other uses.
- Building & Monument signage available.
- Design your own brand new office space. Seller/Contractor will build to suit!
- Unit 340 also available For Sale as investment.

Property Information

Unit	Square Footage	Sales Price (Turn-Key)	Lease Rate
336	1,815	\$170,000	\$11.00 psf NNN (est. \$4.18/SF)

- Sales price is for Core and Shell only

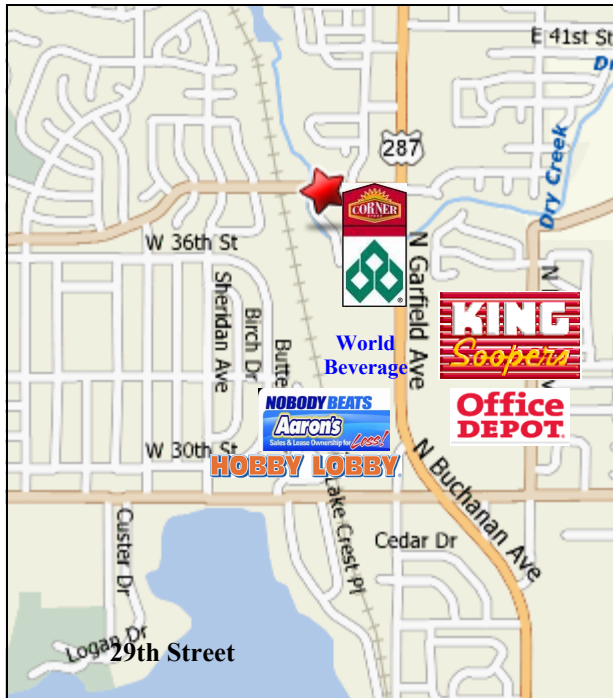
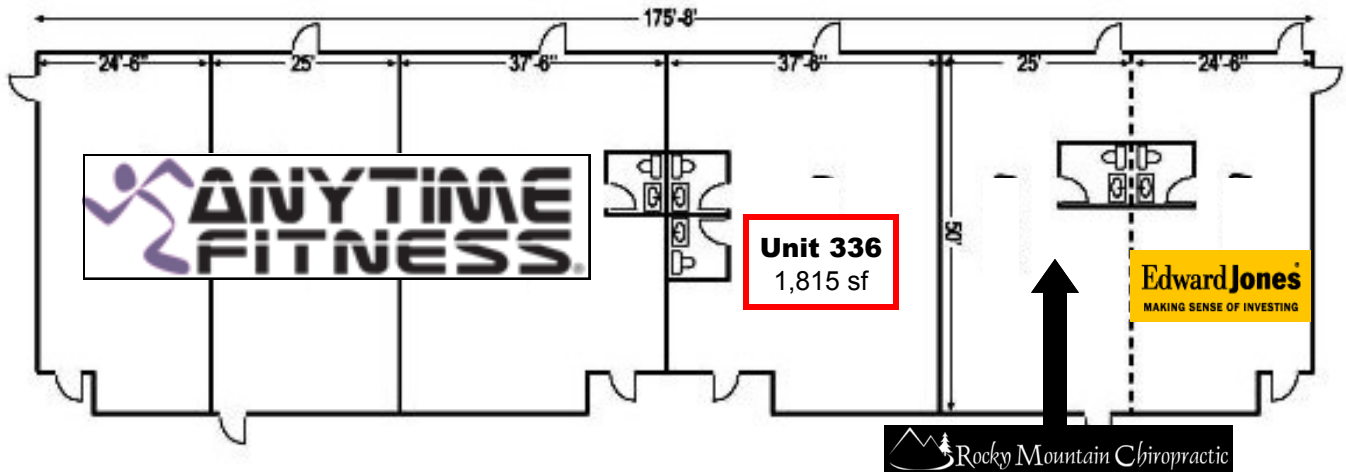
- Leased units will be delivered as Vanilla Shell



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Floor Plan



Demographics

(Source: STDB Online 2008, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2008 Est. Pop	12,348	49,518	79,248
Avg. HH Inc	\$71,971	\$70,850	\$74,911
Households	4,621	19,787	30,827

Traffic Counts

City of Loveland 2006

- **37,000 VPD along North Garfield**
- **12,200 VPD on W. 37th Ave.**

