

4198 N GARFIELD AVE  
LOVELAND, CO 80538



OPTIONAL STORAGE AVAILABLE

Detached Garages:

Single Garages (4): 12' x 24'

- Doors 8' high
- Ceilings 10' high

Space Available

Suite 4198: 1,564 SF

Lease Rate

\$2,400/mo. gross\*

OPTIONAL DETACHED STORAGE ADD-ONS:

Single Garages (4): 12' x 24'

\$250/mo. ea.

HIGH-VISIBILITY OFFICE/RETAIL SUITES WITH OPTIONAL DETACHED STORAGE/GARAGE SPACES

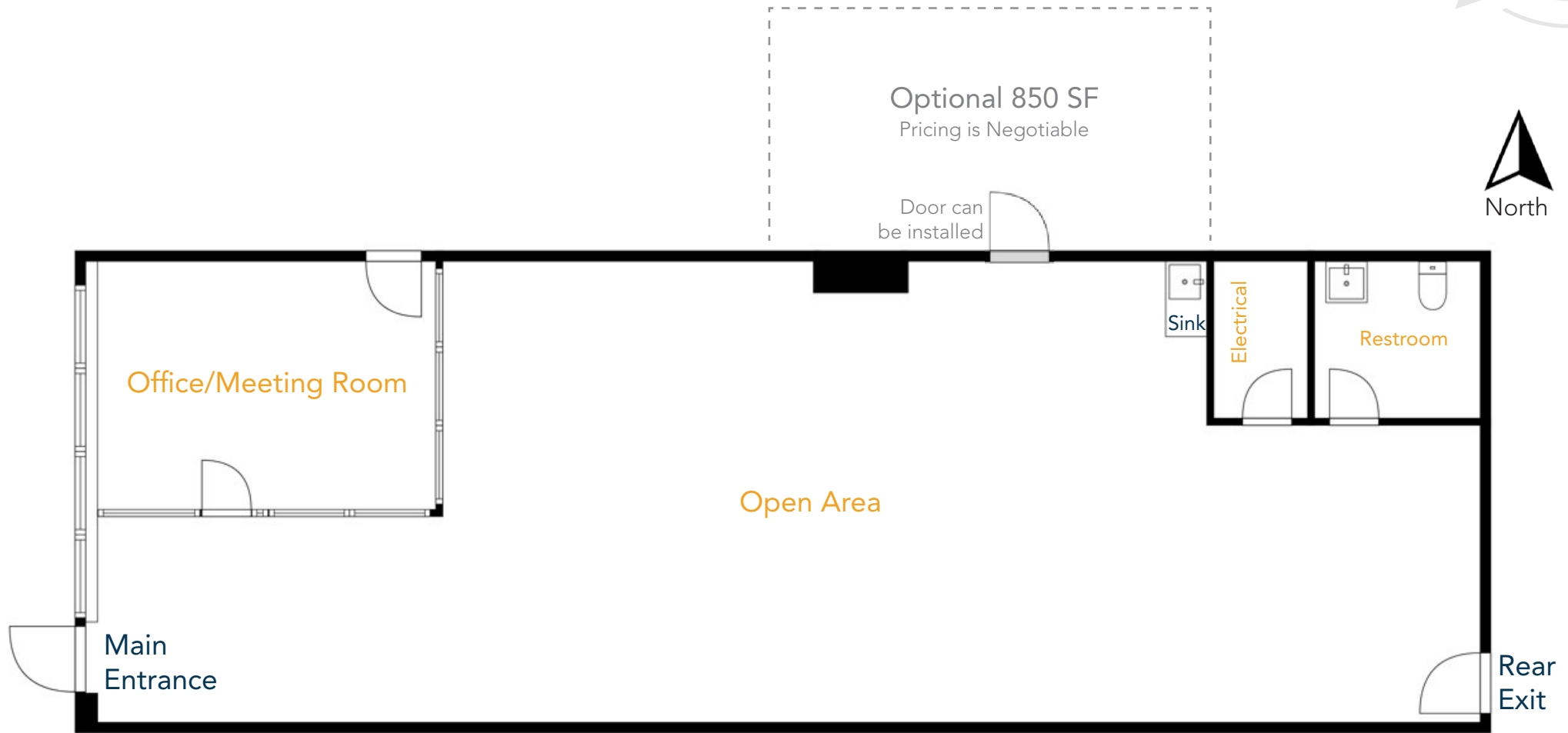
- Second-floor suite next to elevator access
- Frontage on N Garfield Ave / HWY 287
- Building and monument signage available
- Heated Sidewalk
- \*Tenant pays electric & gas. (Avg. electric \$75/mo per suite. Avg. gas \$75/mo per suite.)



# PHOTOS — UNIT #4198



# FLOORPLAN — UNIT #4198



NICK NORTON, CCIM / JAKE ARNOLD / JACK CHUNKO

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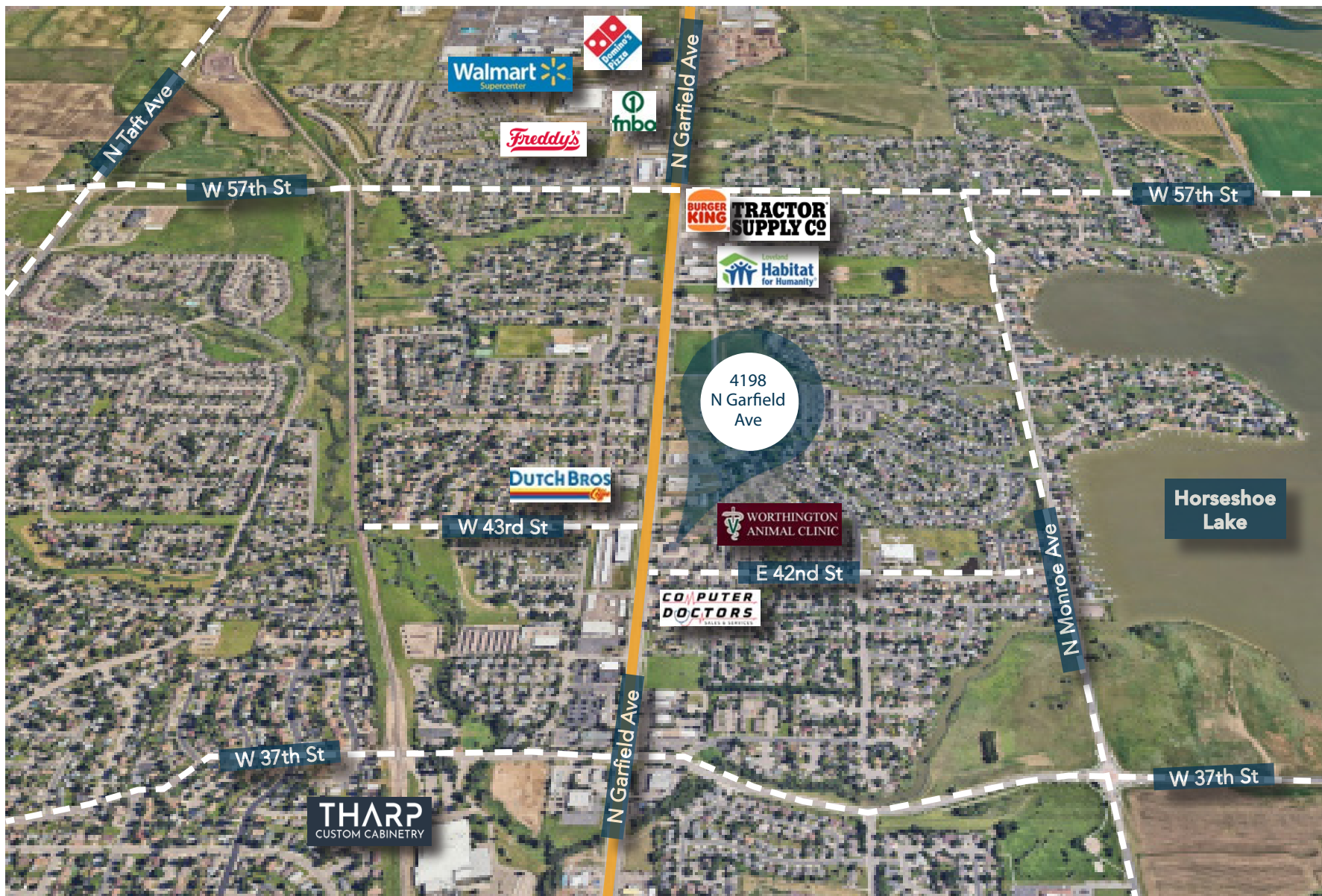
The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

# PHOTOS — DETACHED STORAGE, VISIBILITY FROM HWY 287





# 4198 N GARFIELD AVE AREA MAP



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