

1417 N CLEVELAND AVE  
UNIT #6  
LOVELAND, CO 80538



Space Available

1,263 SF

Lease Rate:

\$15.00 / SF NNN

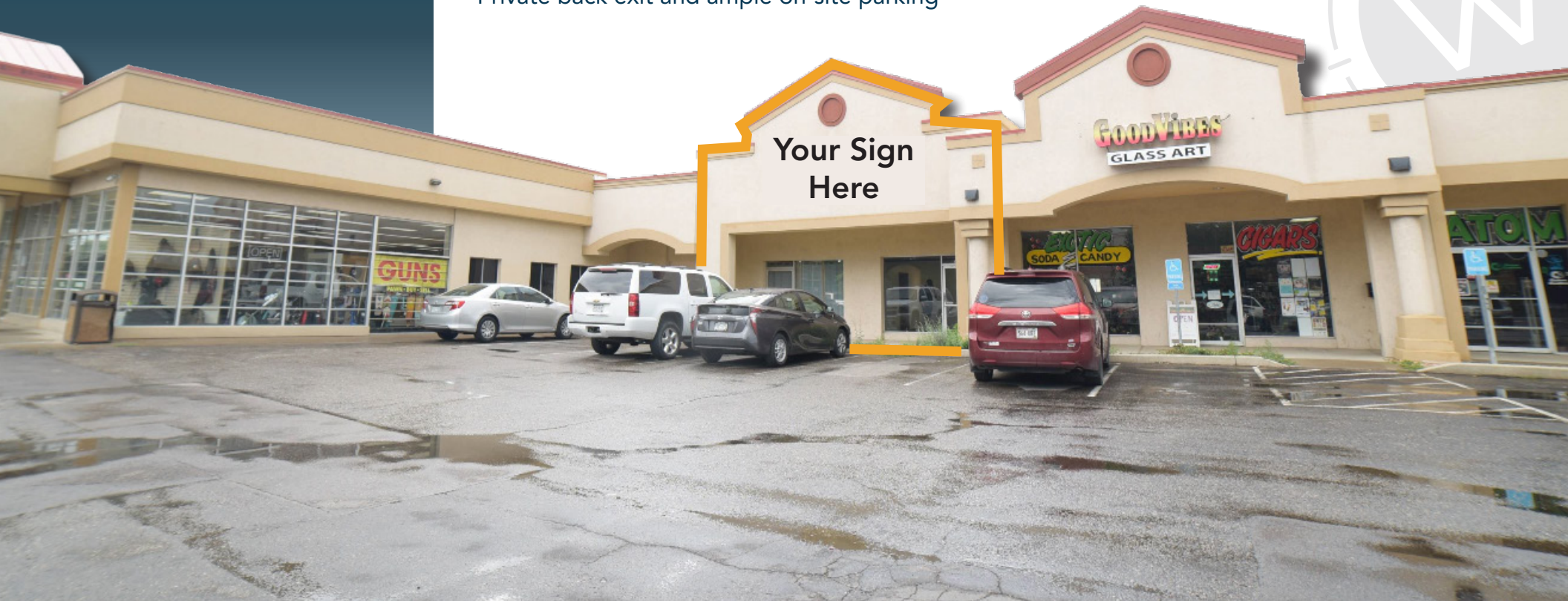
NNN Rate:

\$10.23 / SF\*

\*Includes Property Tax,  
CAM and Insurance

*STOREFRONT SALON/SPA SPACE FOR LEASE ON N. CLEVELAND AVE*

- High-visibility storefront with large windows and prominent building signage
- Salon-ready with existing sink station, plumbing, and (2) private treatment rooms
- Two front rooms ideal for reception, retail, lounge, or additional services
- Custom tile floors, and stylish lighting throughout
- Spacious breakroom with cabinetry, utility sink, and (1) private restroom
- Private back exit and ample on-site parking





# PROPERTY PHOTOS



# FLOOR PLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



# 1417 N CLEVELAND AVE AREA MAP



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)