

3553 CLYDESDALE PKWY

LOVELAND, CO 80538

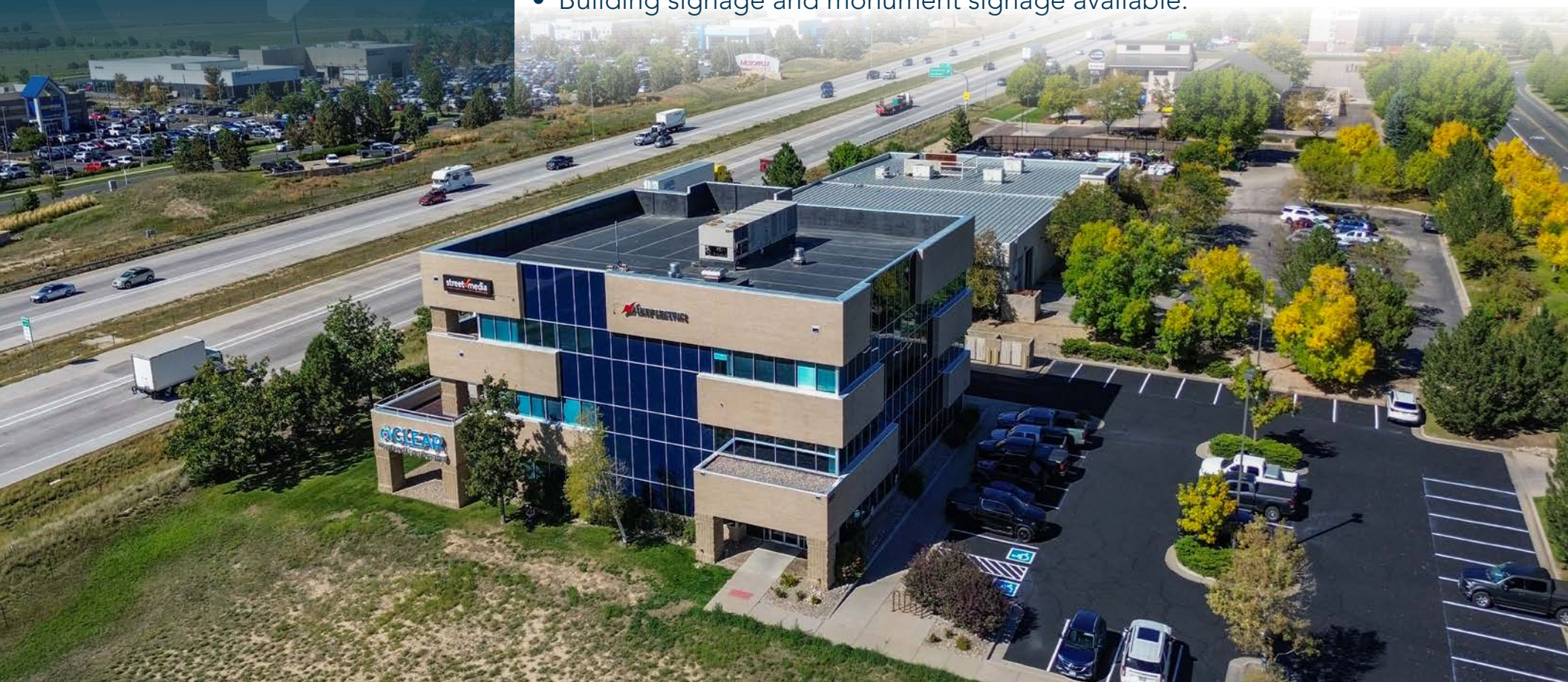


Space Available	Lease Rate	NNN Rate
Suite 100: 1,625 SF	\$19.50/SF	\$14.64/SF*
Suite 220: 2,866 SF	\$19.00/SF	\$14.64/SF*

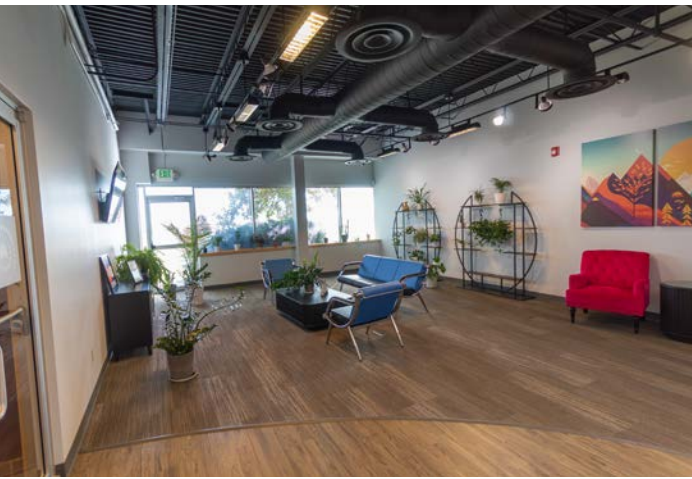
**2025 Estimate. Utilities included.*

OFFICE SUITES FOR LEASE IN CLYDESDALE BUSINESS PARK

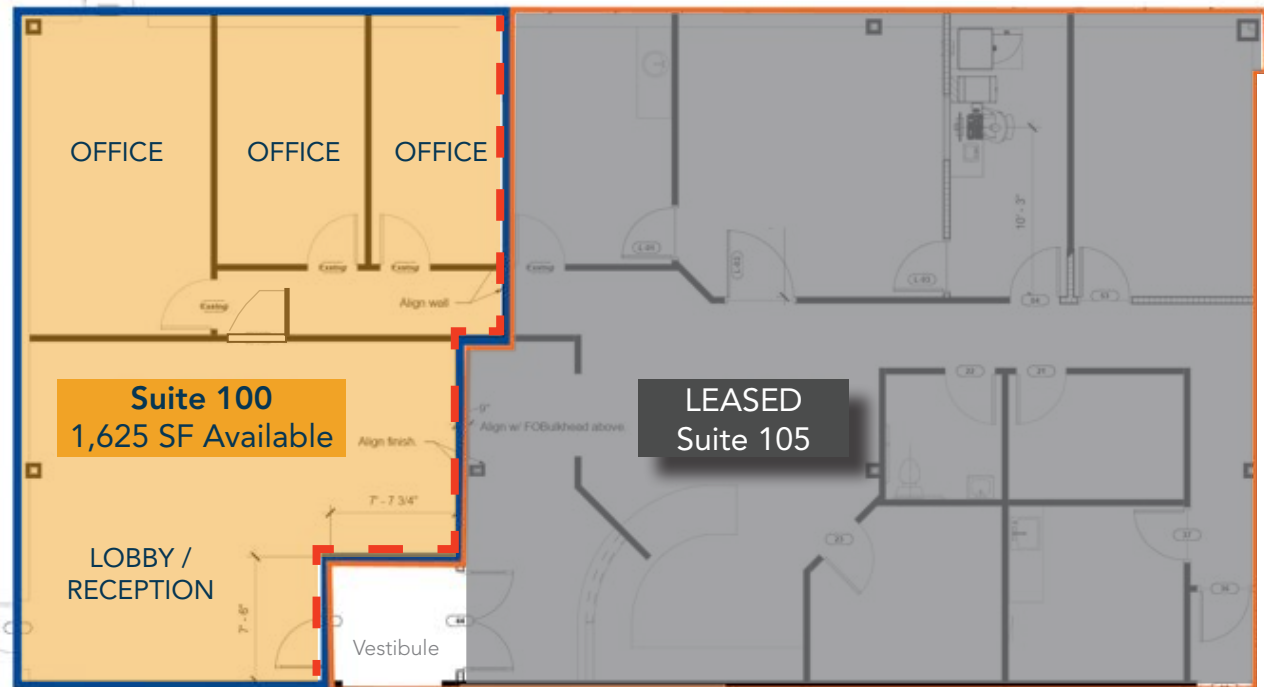
- **Suite 100** provides an open workspace and three private offices.
- **Suite 220** has a reception area, breakroom, and four private offices.
- Elevator served.
- Building signage and monument signage available.



PHOTOS & FLOORPLAN — SUITE 100

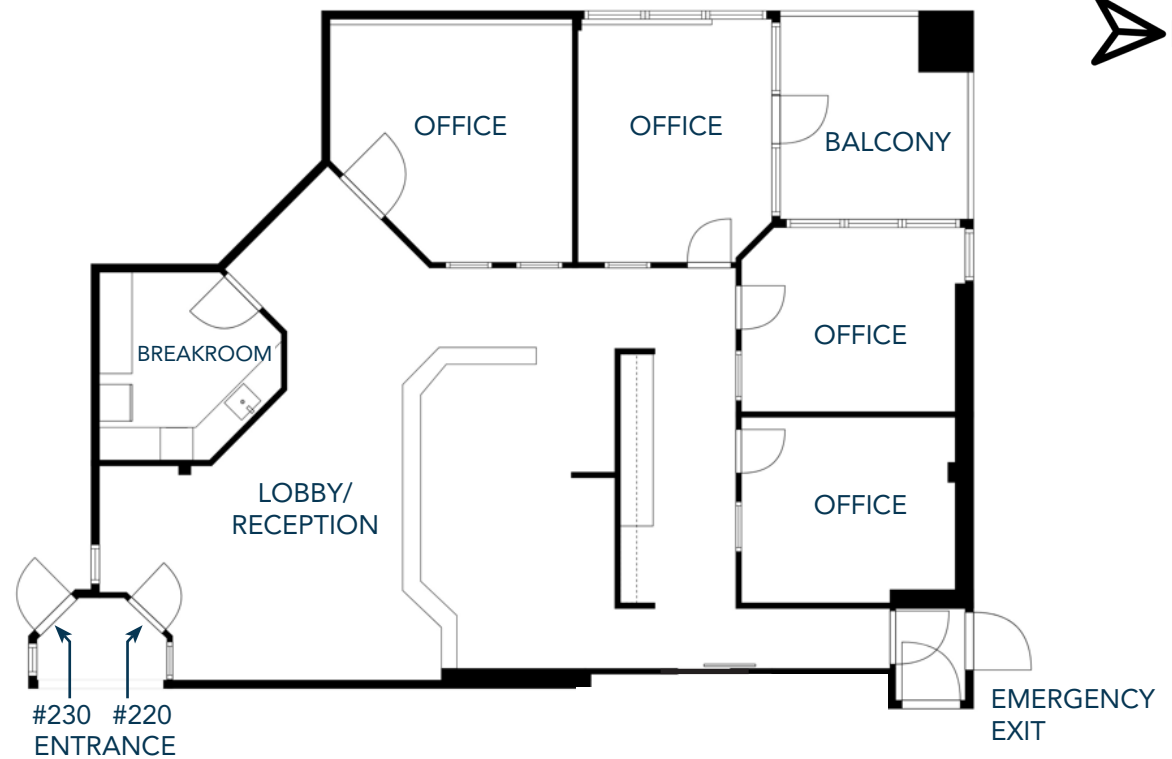


Demising wall (shown in red) between Suite 100 and neighboring suite, as well as doorway shown in red, will be constructed upon signed lease and will take approximately 90 days to deliver.



SUITE ENTRANCE

PHOTOS & FLOORPLAN — SUITE 220



PHOTOS — BUILDING EXTERIOR & LOBBY



REGIONAL MAP



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