

4090 CLYDESDALE PKWY  
LOVELAND, CO 80538



Space Available:

Unit 101 B: 900 SF

Lease Rate:

\$22.00/SF NNN

NNN Rate:

\$15.11SF\*

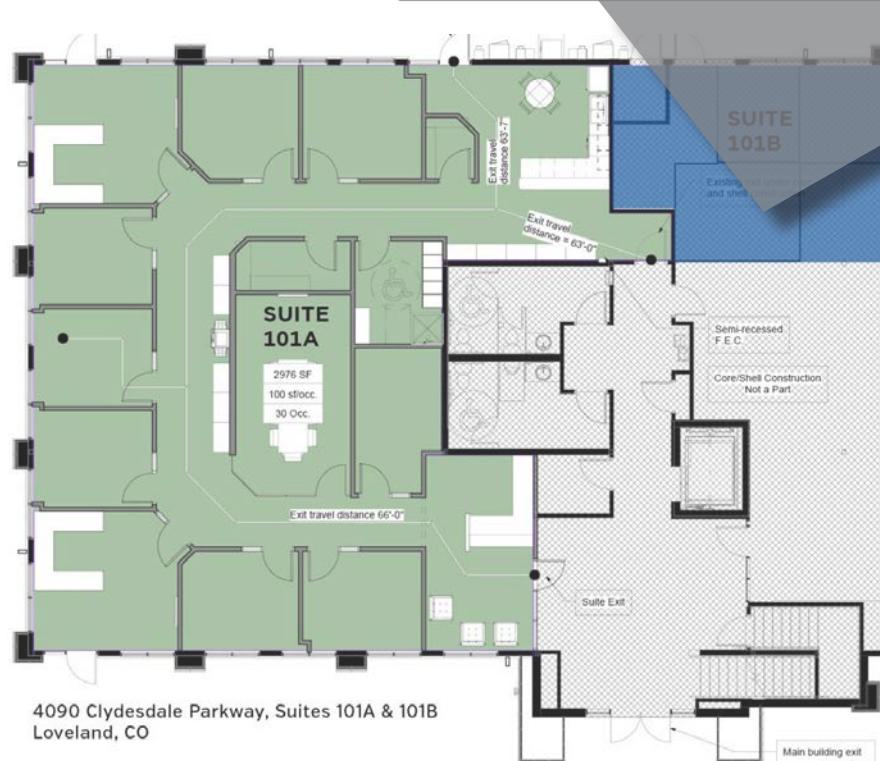
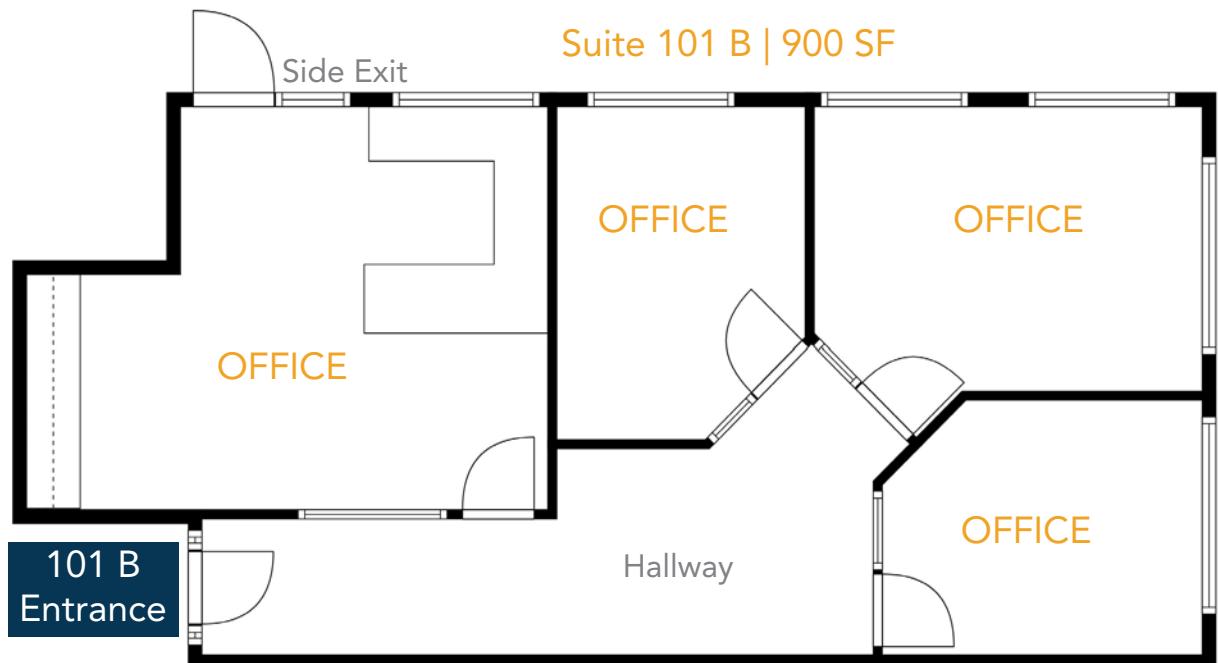
\*2026 estimate

*OFFICE SUITE FOR LEASE IN CLYDESDALE BUSINESS PARK*

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# SUITE 101 B: PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## Utility Providers

Electric	<b>City of Loveland</b> (tenant responsibility)
Gas	<b>Xcel Energy</b>
Water & Sewer	<b>City of Loveland</b>
Trash	<b>Republic Services</b>
Internet	<b>Comcast</b>

## Systems

Fully Sprinkled	<b>Yes</b>
Security System	<b>Building Security / Access System</b>

## Construction

Heat Type	<b>Forced Air</b>
Air Conditioning	<b>Yes</b>
Elevator	<b>Yes</b>
Parking	<b>Onsite Shared Parking</b>
Signage	<b>Building &amp; Monument available</b>

## Demographics & Traffic Counts

Median Household Income	<b>\$120,192 (3-mi radius)*</b>
Traffic Count	<b>13,229 approx VPD Crossroads Blvd*</b>

\*Source: CoStar 2026



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 [Link to Google Maps](#)



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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.