

**4090 CLYDESDALE PKWY**  
LOVELAND, CO 80538



Space Available:

Unit 101 B: **900 SF**

Lease Rate:

**\$22.00/SF NNN**

NNN Rate:

**\$15.11SF\***

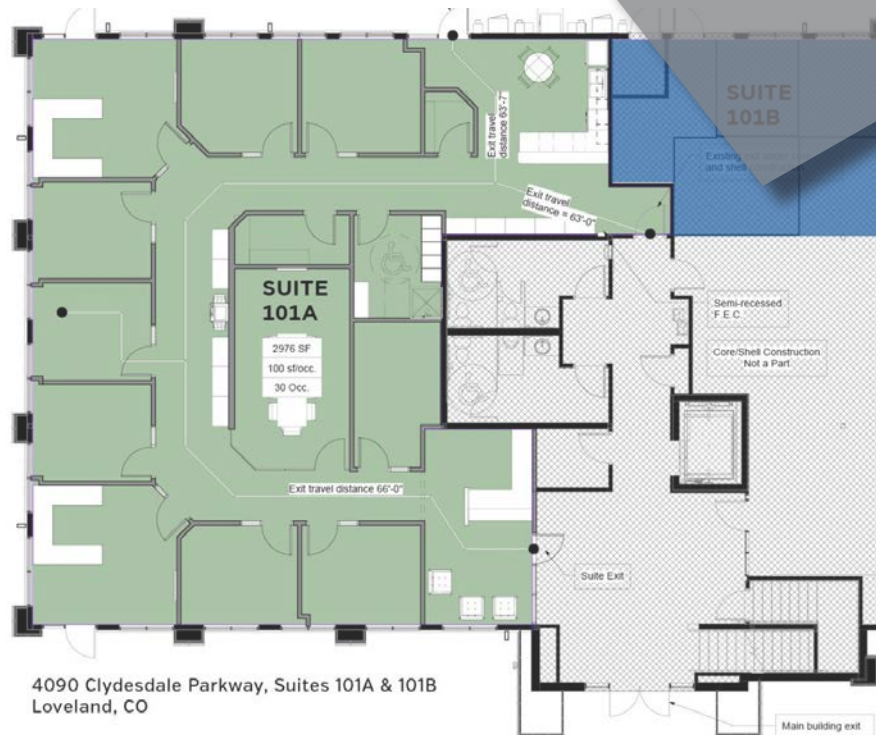
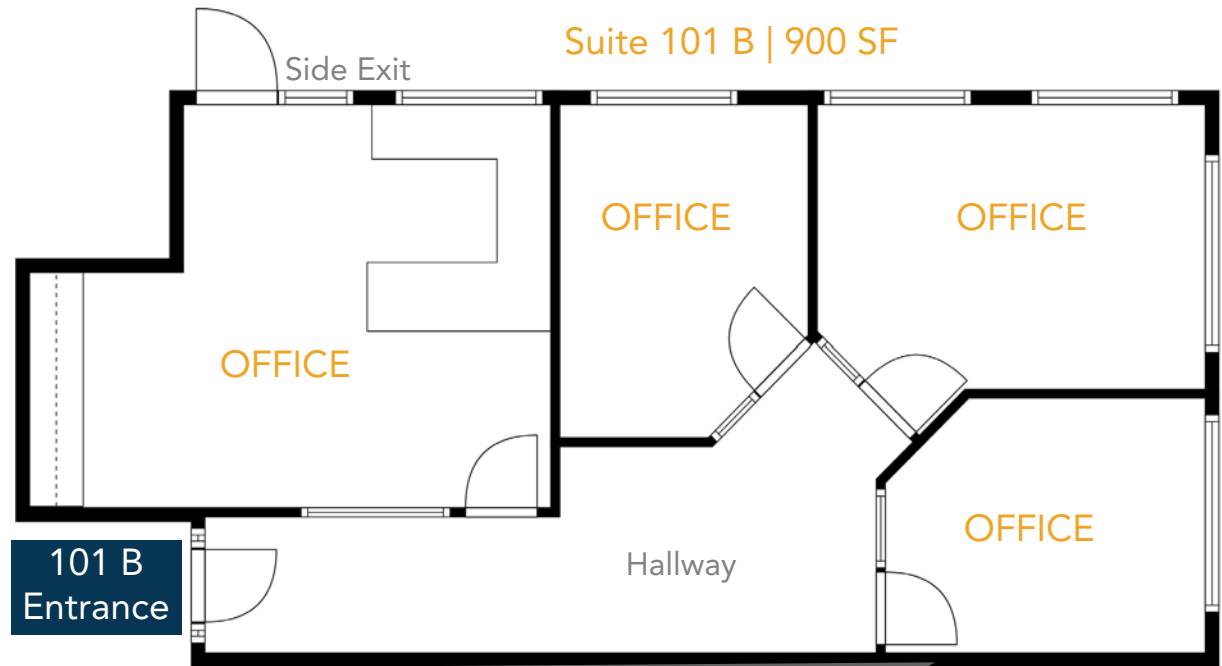
*\*2026 estimate*

*OFFICE SUITE FOR LEASE IN CLYDESDALE BUSINESS PARK*

**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



# SUITE 101 B: PHOTOS & FLOORPLAN



4090 Clydesdale Parkway, Suites 101A & 101B  
Loveland, CO

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



# PROPERTY DETAILS

## Utility Providers

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

## Systems

Fully Sprinkled	Yes
Security System	Building Security / Access System

## Construction

Heat Type	Forced Air
Air Conditioning	Yes
Elevator	Yes
Parking	Onsite Shared Parking
Signage	Building & Monument available

## Demographics & Traffic Counts

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

\*Source: CoStar 2026



**4090 CLYDESDALE PKWY**  
**LOVELAND, CO 80538**

 [Link to Google Maps](#)



JAKE ARNOLD / NICK NORTON

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

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.