

1528 N LINCOLN AVENUE
LOVELAND, CO 80538

3-MONTHS FREE BASE
RENT

For Qualified Tenants &
Approved Terms



waypoint
REAL ESTATE

SPACE AVAILABLE

Unit 4: 1,638 SF

Unit 7: 1,404 SF

LEASE RATE

\$9.00 / SF NNN

\$12.00 / SF NNN

NNN RATE

\$9.91/SF
2026 estimate

HIGH-VISIBILITY MONUMENTAL BUILDING SIGNAGE ON N LINCOLN AVENUE

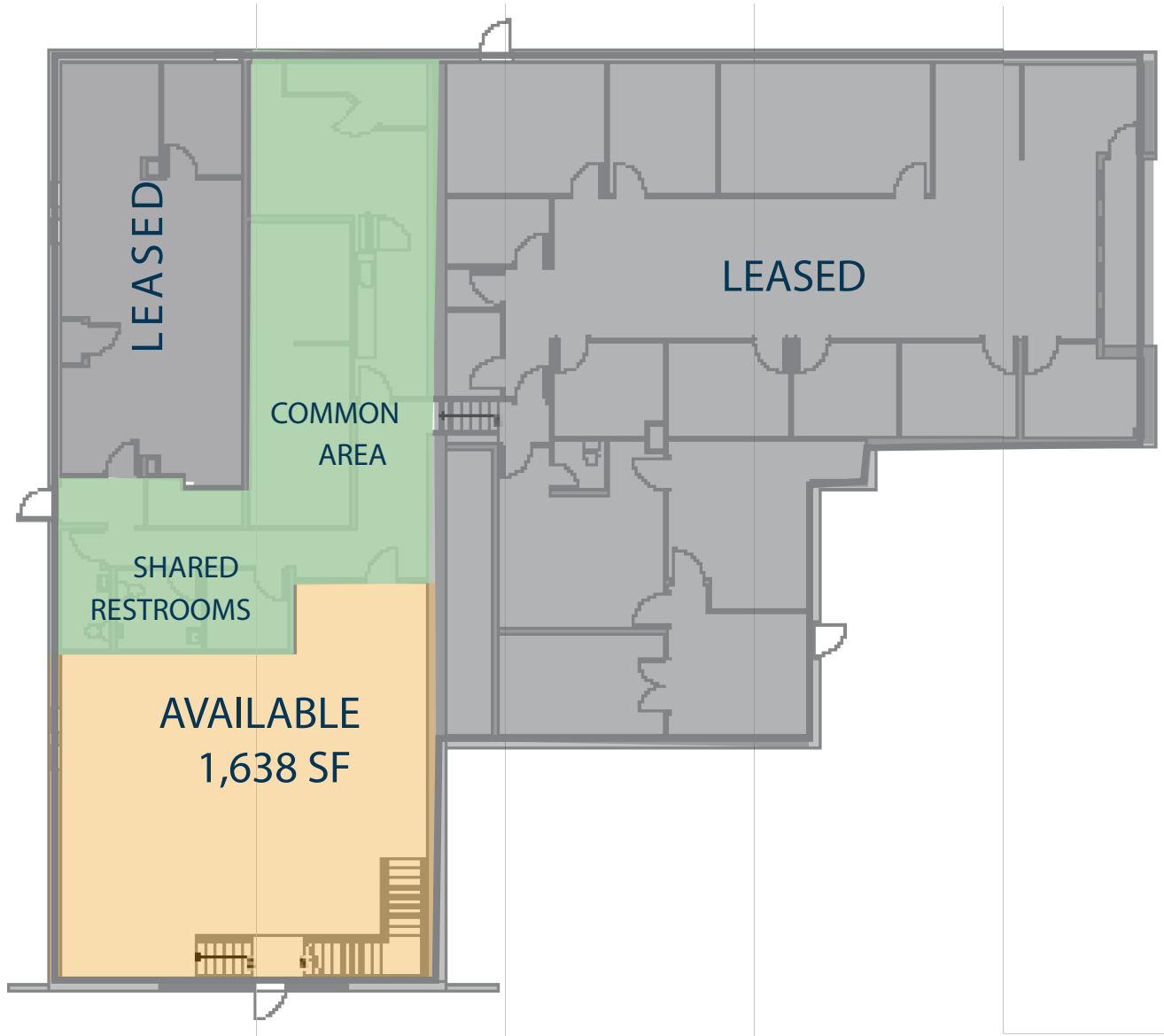
- Second-level units on south side of building with shared restrooms
- Unit 4: Garden-level unit on west side of building and features a large open space, shared restrooms, and breakroom.
- Unit 7: Lobby & reception area, (4) private offices and a dedicated breakroom and storage.
- Centrally located with proximity to restaurants, retail shops, and local services
- Approx. 13,702 VPD on N Lincoln Ave & E 16th St (Source: CoStar, 2025)



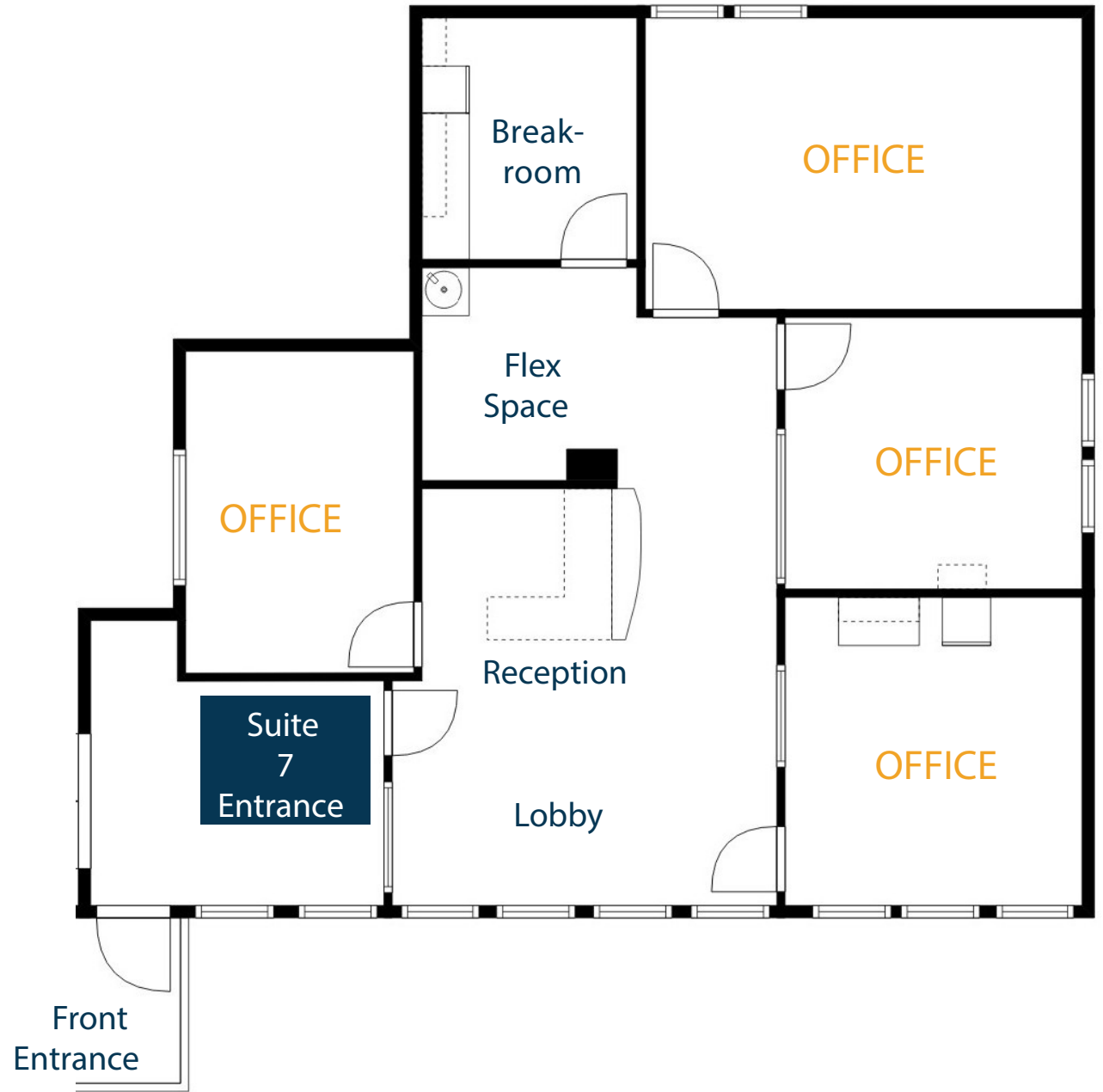
AERIAL PHOTOS



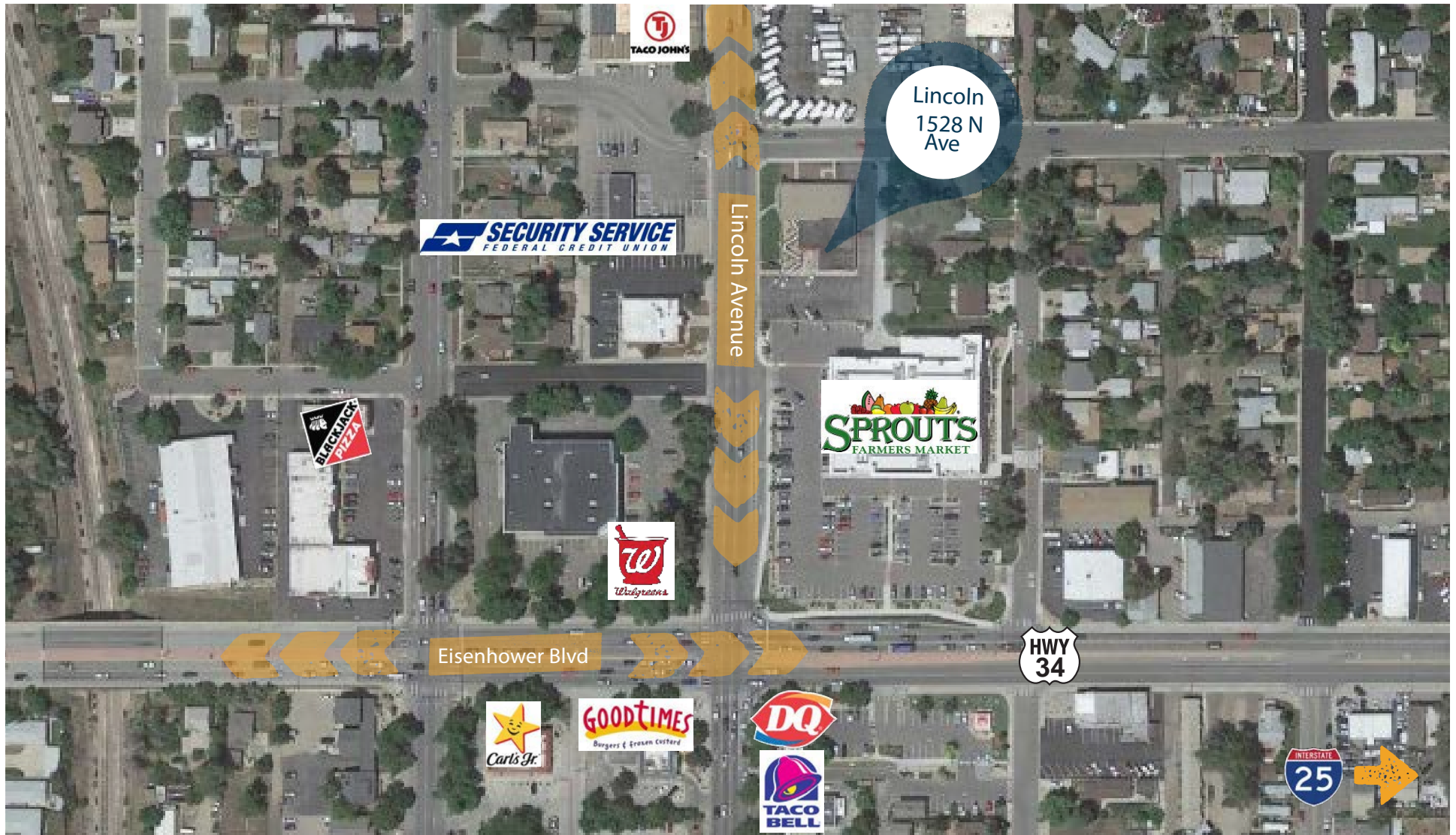
UNIT 4: FLOORPLAN & PHOTOS



UNIT 7: FLOORPLAN & PHOTOS



AERIAL MAP



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