



# CROSSROADS BUSINESS PARK

3553 CLYDESDALE PARKWAY  
LOVELAND, CO 80538

---

**Cobey Wess**  
Vice President, Northern Colorado Division  
O: 970.691.1140  
[cobey.wess@svn.com](mailto:cobey.wess@svn.com)



# Property Summary



## OFFERING SUMMARY

|                           |                        |
|---------------------------|------------------------|
| Available Suites:         | Suite 110: 2,595 RSF   |
|                           | Suite 300 C: 749 RSF   |
|                           | Suite 300 E: 1,331 RSF |
| Lease Rate:               | \$ 19.00 PRSF/yr (NNN) |
| NNN (Includes Utilities): | \$9.50                 |
| Lot Size:                 | 2.1 Acres              |
| Year Built:               | 2006                   |
| Building Size:            | 21,799 SF              |
| Market:                   | Northern Colorado      |

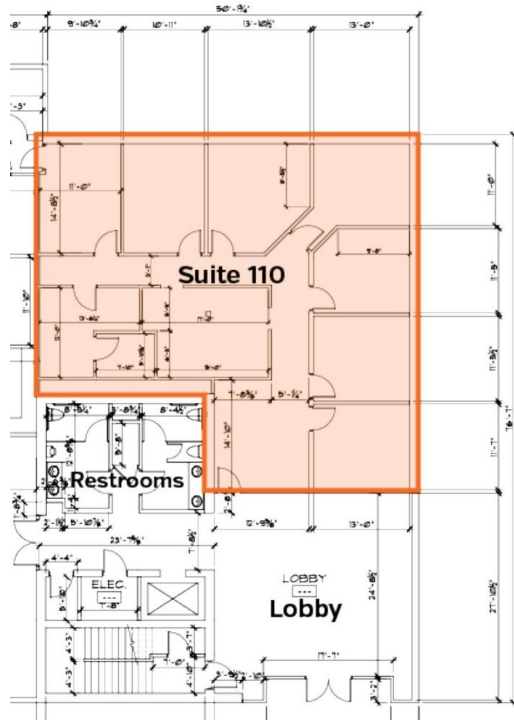
## LOCATION OVERVIEW

Highly visible building is located in commercial hub in Northern Colorado, placed along the I-25 and Crossroads Blvd in high growth area neighboring Regional Airport, Budweiser Event Center, Medical Center of the Rockies and Embassy Suites. Unparalleled signage and visibility from the Interstate. This regional location serves Loveland, Fort Collins, Windsor and Greeley creating swift access along the Front Range and attracts employees from a large trade area.

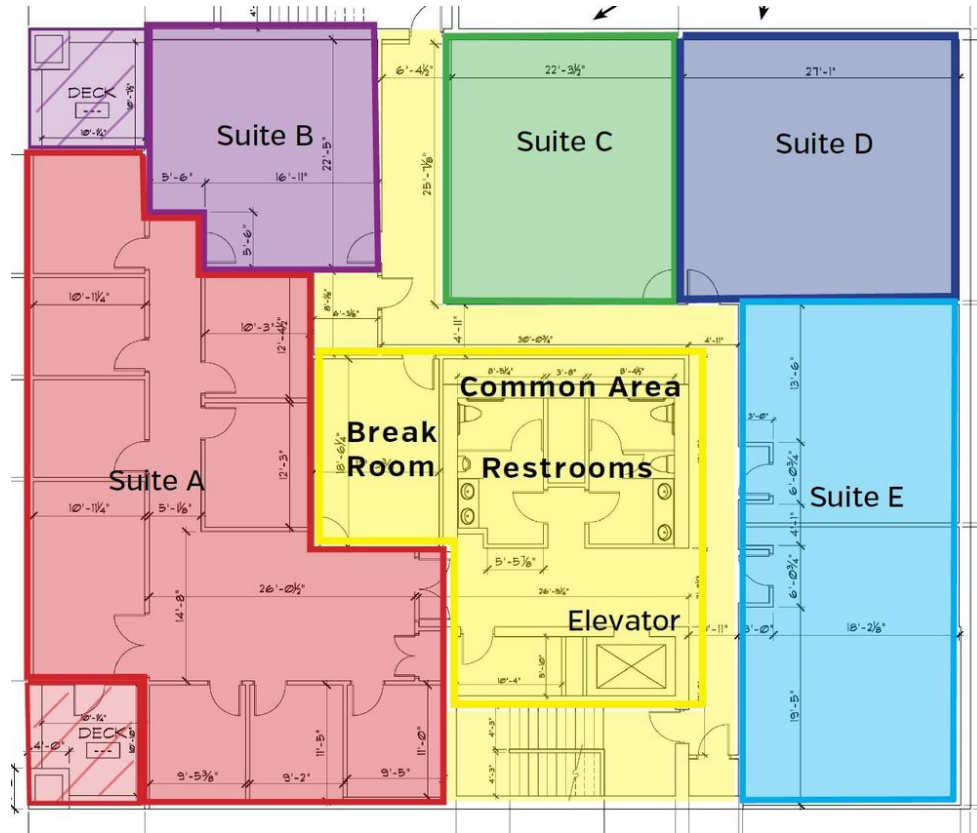
## PROPERTY HIGHLIGHTS

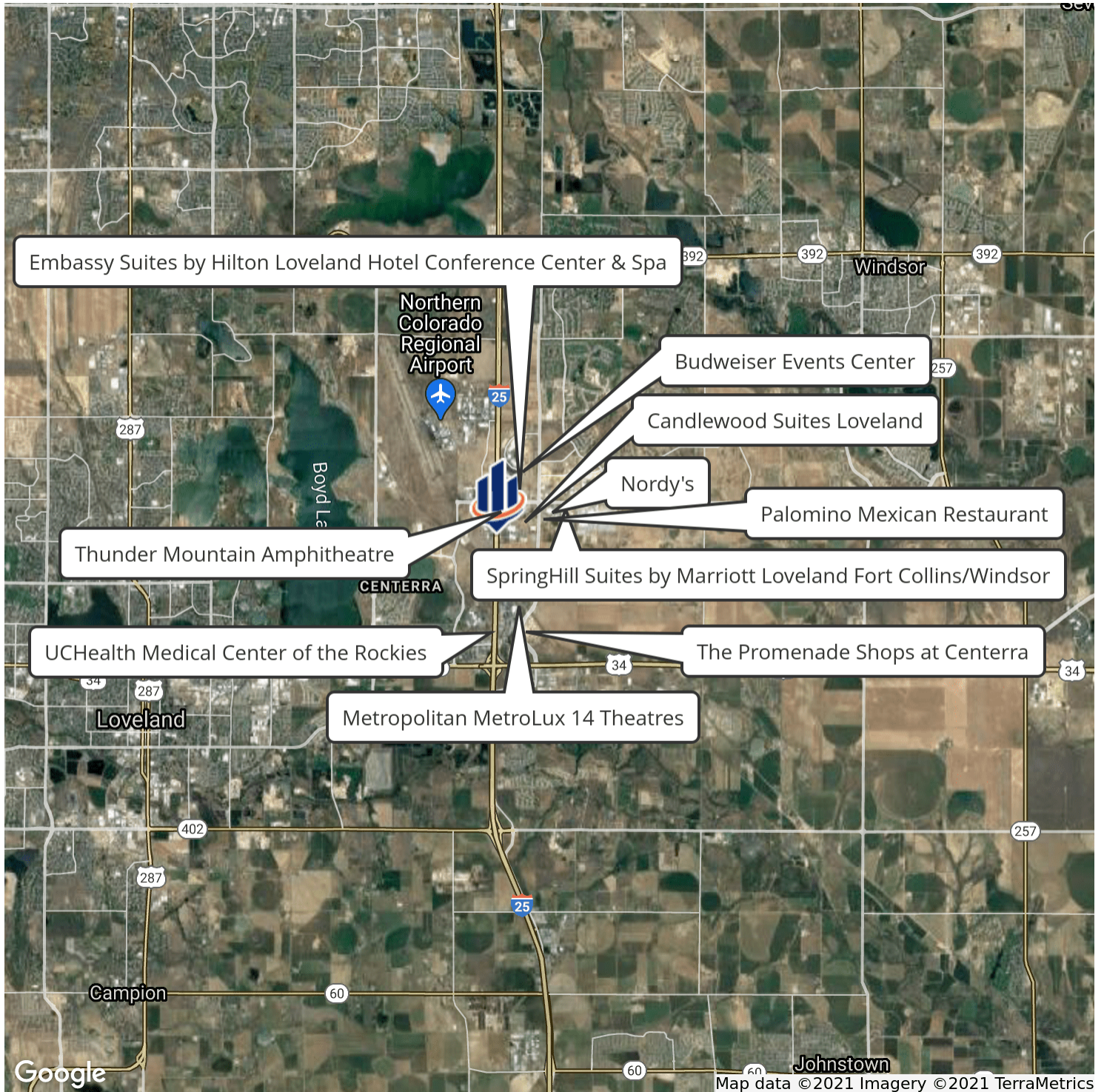
- Suite 110 is a main floor, turn-key unit that includes 7 offices, conference area, break room and reception area.
- Third floor units are equipped with built-in speakers, AV wiring and ceiling mounted projector for presentation. Spaces can be arranged as private offices, conference or classrooms, they are ideal for training classes or collaborative work space.
- Lobby has recently been upgraded and contains modern huddle stations and seating for common business use.
- Co-tenants are financial and medical in nature

# Suite 110



# Suite 300





# Location Maps

