



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Lincoln Place

532 North Lincoln Avenue / Loveland, Colorado 80537

**TURN-KEY COFFEE SHOP AVAILABLE**



## Mixed-Use Retail Space Available in the Heart of Downtown Loveland

Lease Rate: \$21.00/SF NNN (Suite 556) | Lease Rate: \$16.00-\$18.00/SF NNN (Suites 501 & 589)

Estimates NNN Expenses: \$9.50/SF

This mixed-use building offers ground floor retail below 200 new apartments along one of Loveland's highest traveled streets in the heart of downtown. The property offers residential, retail and restaurant uses all combined with the amenities of two outdoor public plazas and structured parking. Various commercial suites are currently available for lease, with sizes ranging from 1,731 - 6,339 square feet. Co-tenants include: Origins Pizza & Wine Bar, Doug's Day Dinner, Laureate Publick House and Lincoln Place Dentistry. Excellent visibility and newer construction make this one of Loveland's most premier addresses.

## RETAIL SPACE AVAILABLE

**Available Size** 1,731 - 6,339 SF, Restaurant build out ready, end cap ideal for bank

**Term** Negotiable

**Delivery of Space** Negotiable

**TI Allowance** To be determined



## RETAIL USE

- Approximately 20,654 total square feet of retail
- Intended Uses: Specialty retail and restaurant

## RESIDENTIAL ON-SITE

- 200 Class A residential units
  - 1 bedroom/studio 146 units
  - 2 bedroom 40 units
  - 3 bedroom 14 units
- Private pool deck, clubhouse and fitness
- Mountain view lobby on 4th floor

## PARKING

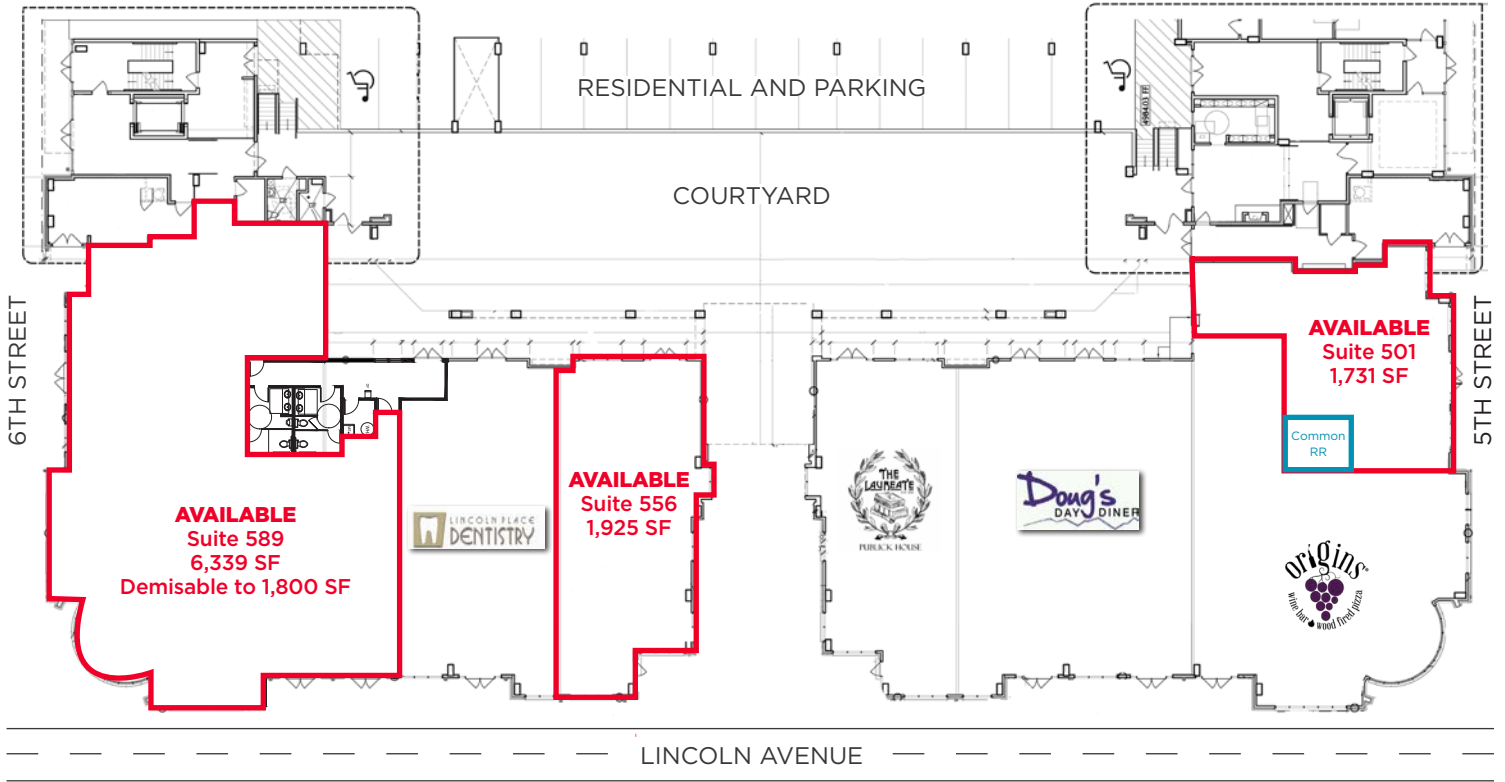
- 290 On-site parking spaces, 2-story structure
- Approximately 50+ on-street parking spaces
- 2 Large city parking lots adjacent to property
- 50 Dedicated spaces for retail only

## PUBLIC PLAZA, BREEZEWAYS AND OTHERS

- Retail courtyard and public plaza
- Large breezeway into retail courtyard
- Sidewalks 15'-25' fronting Lincoln Avenue
- Bus stop re-activated on Lincoln Avenue

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**FLOOR PLAN**





FOR LEASE

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**SUBJECT**

## THE FOUNDRY

- Townhome Suites
- Metrolux Theatre
- Colorado Coffee
- Mo Betta Gumbo
- Vato's Tacos & Tequila
- Studio B Salon

For more information, please contact:

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