



FOR SALE

1625 Foxtrail Dr. Ste 290 (2-B2)

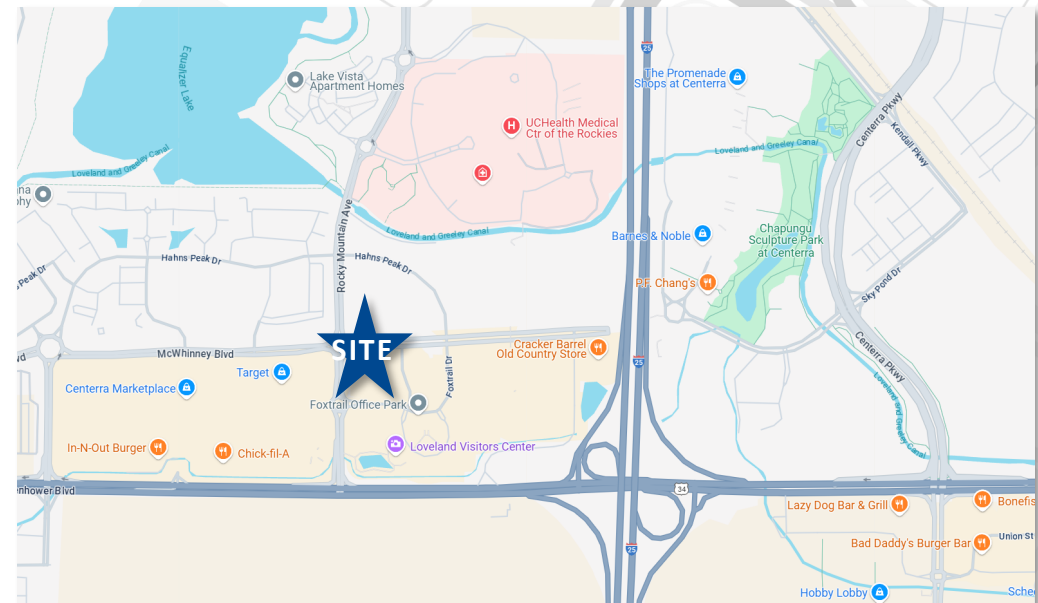
LOVELAND, CO 80538

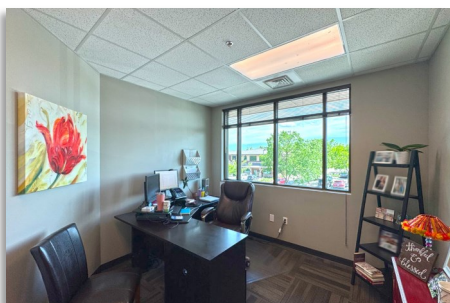
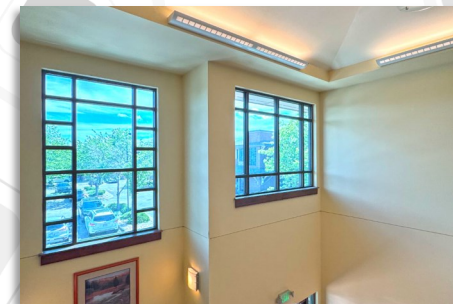


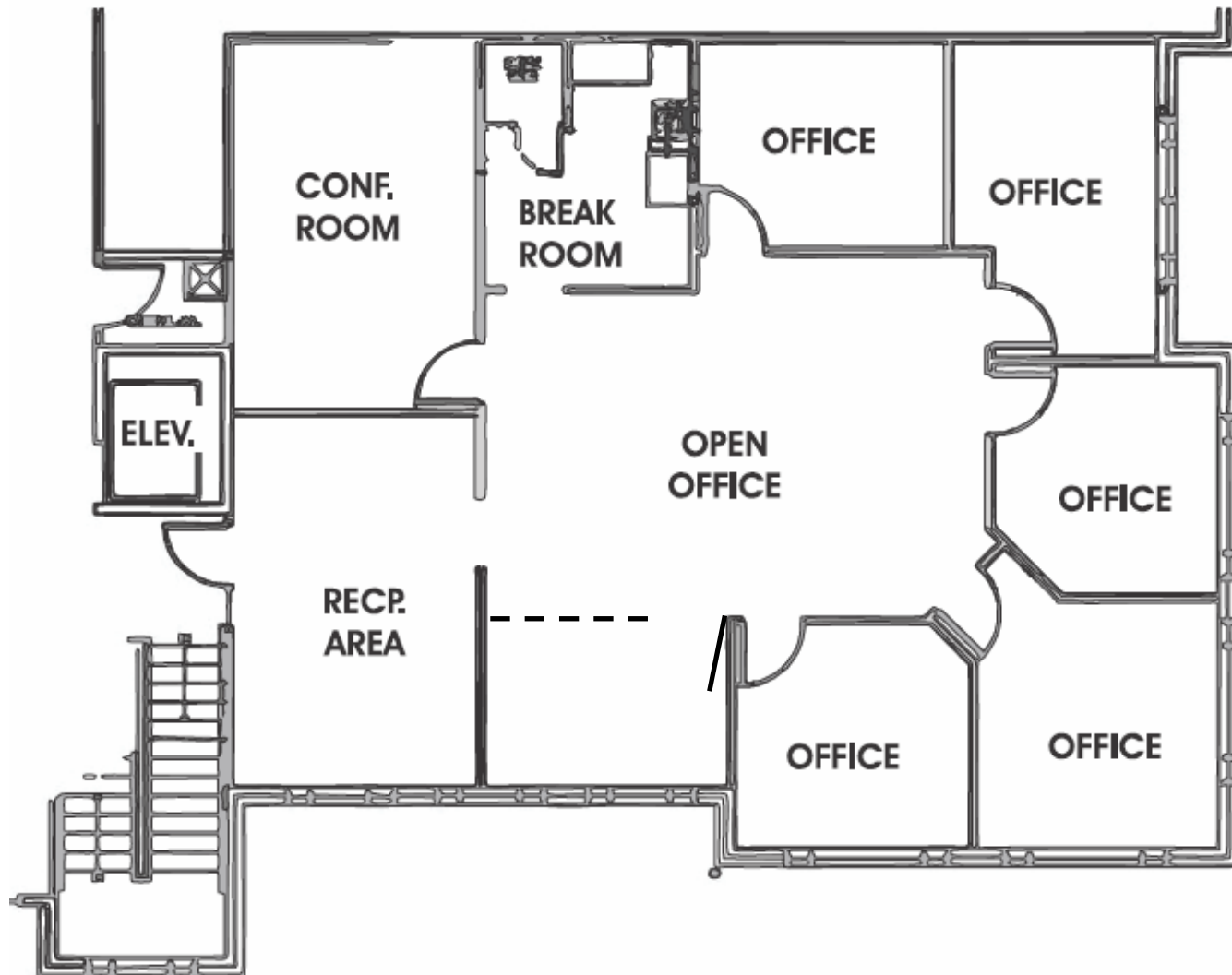
Corner Suite Condo for Sale

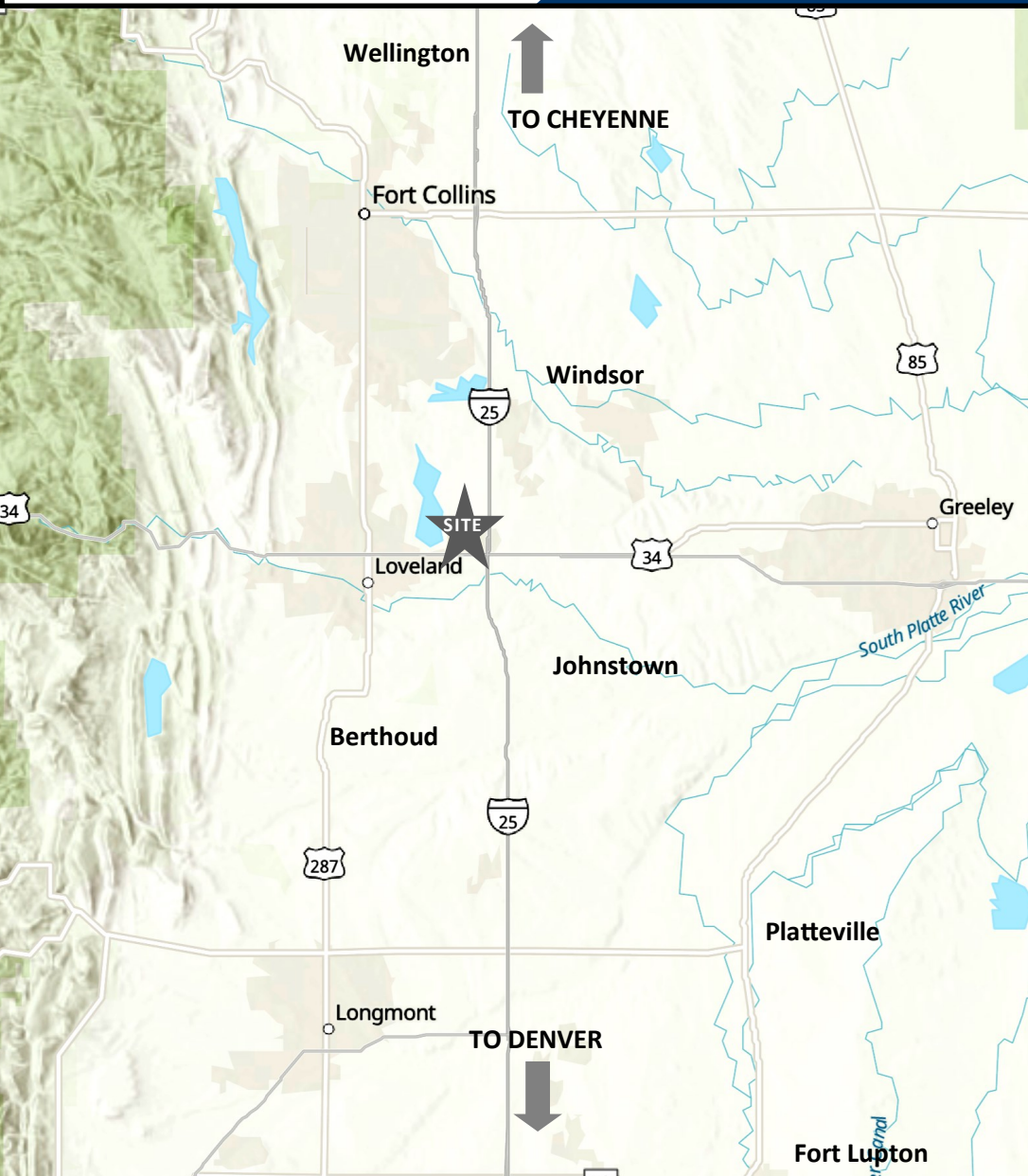
Offering Summary

- Located at the epicenter of Northern Colorado at I-25 and Hwy 34.
- Suite 290 is a corner unit suite that contains a total of 2,088 sf.
- Priced at \$657,720 (\$315 per sf).
- Highly accessible convenient location with walkable retail and food options.
- Plentiful parking directly in front of the building.
- The building is elevator served and has two sets of common area restrooms. The common area has beautiful architectural elements.
- Suite 290 has abundant natural light throughout with 5 private offices, enclosed work room, kitchenette, conference room, open work area.
- Year of construction was 2006.
- Exterior signage available.
- Other center occupants include Associates in Family Medicine, Al-lura Skin, Laser & Wellness Clinic, Holland Law Office, Partners in Periodontics, and UC Health.









Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com



CONTACT

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LOVELAND, CO 80538

Broker Contact

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