

FOR LEASE

Lincoln Place

532 North Lincoln Avenue / Loveland, Colorado 80537



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

Lease Rate: Negotiable

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 to 6,339 square feet. Co-tenants include: Origins Pizza & Wine Bar, DazBog Coffee, Doug's Day Dinner, Lincoln Street Pub and Lincoln Place Dentistry. Excellent visibility and new construction make this one of Loveland's most premier addresses. *Please see reverse for floor plan and aerial.*

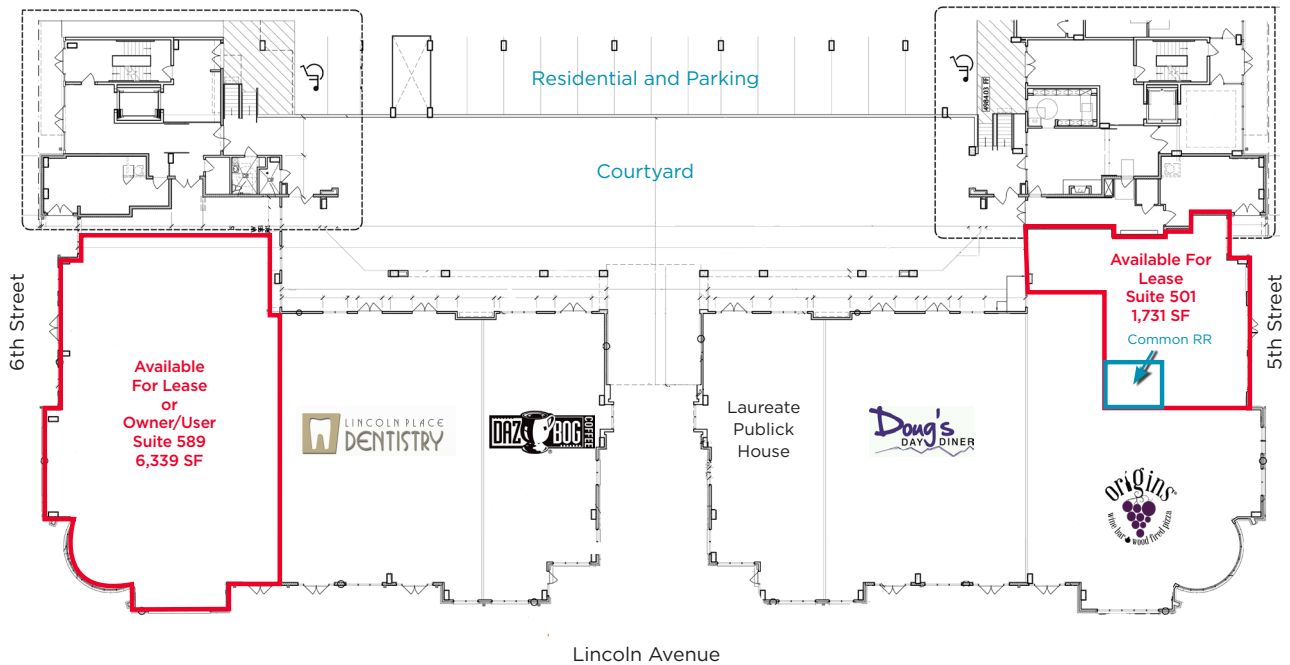
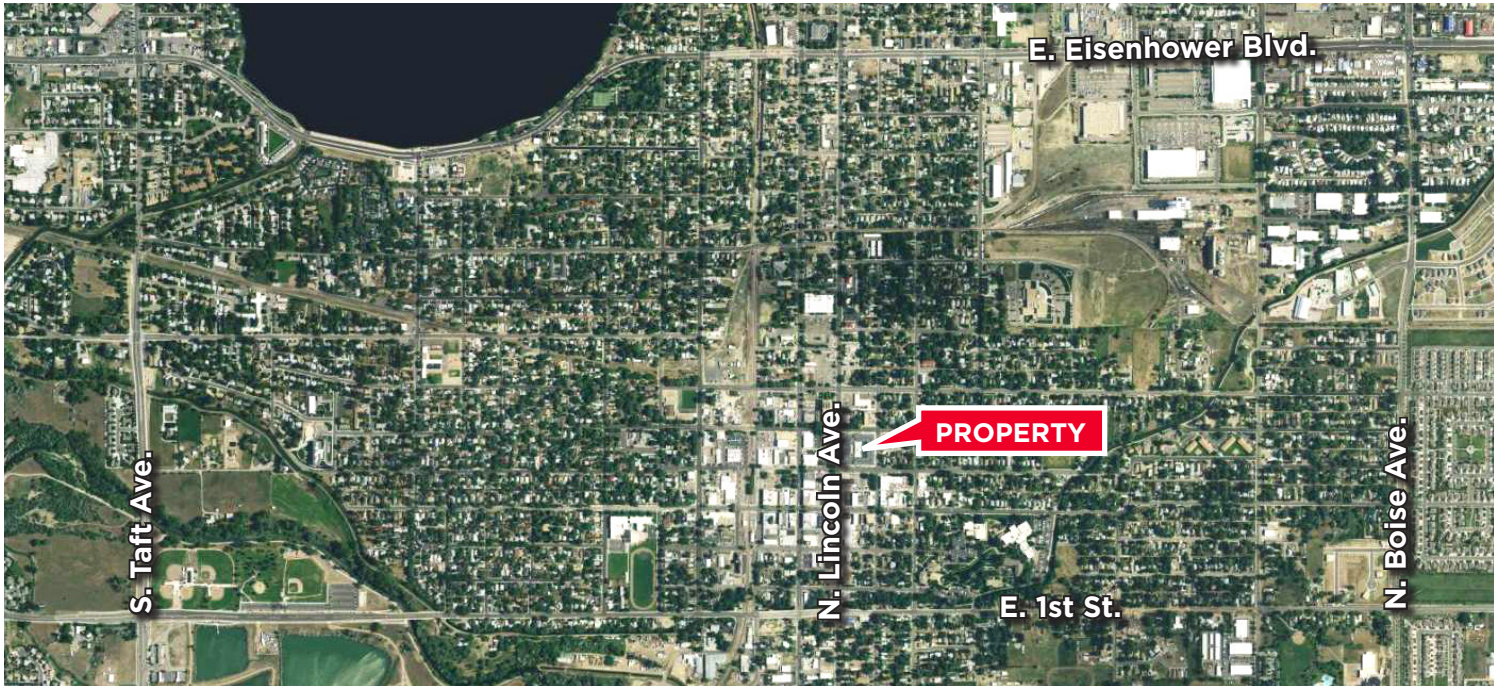
Retail Space Available

Available Size	1,731 SF - 6,339 SF, Restaurant buildout ready, end cap ideal for bank
Asking Rate	Negotiable
Triple Nets	\$7.20/SF (Estimate 2017)
Term	Negotiable
Delivery of Space	Negotiable
TI Allowance	To be determined

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For more information, please contact:

Aki Palmer
Director

+1 970 267 7727

aki.palmer@cushwake.com

Chase Christensen
Broker Associate

+1 970 267 7406

chase.christensen@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

F +1 970 267 7419

cushmanwakefield.com