



3.99% Interest only financing for 36 Months*

**Only 2 seller financing loans remain available. Call for Details*

OR

- Skip seller financing? Get \$25,000 toward unit upgrades – offer ends September 30, 2026.
- Lease by September 30, 2026 get 2 months FREE rent on a 2-year minimum term.

**Offering a 4% broker co-op
through the end of
September 2026**



VISIT: <https://lifespaceloveland.com>

**5705 N GARFIELD AVE,
LOVELAND, CO**

**A GREAT LOCATION IN NW LOVELAND WITH
EXCELLENT VISIBILITY & CONVENIENT ACCESS AT THE
INTERSECTION OF HWY 287 & WEST 57TH STREET**

CBRE

AERIAL MAP



WE OFFER

Small, affordable flex work/storage warehouse units. $\pm 1,250$ SF up to $\pm 1,375$ SF to serve as your office, workshop, distribution warehouse, or collectable storage space.

LifeSpace is a great option for flexibility, size, and affordability. Whether you need a small office, warehouse, and distribution space, or somewhere to store your prized collections, we have you covered. LifeSpace flex work / storage units are constructed with top quality materials and the latest building codes, creating spaces you can rely upon and be proud to own.

Visit: <https://lifespaceloveland.com/>



15 UNITS

Available Units



$\pm 1,250$ SF - $\pm 1,375$ SF

Unit Sq. Ft.



\$22.00/SF GROSS

\$2,291.67 - \$2,520.83 / MO.

Lease Rate



STARTING AT \$299,000

Sale Price

3.99% INTEREST ONLY FINANCING FOR 36 MONTHS*

*Only 2 seller financing loans remain available. Call for Details

**SKIP SELLER FINANCING?
GET \$25,000 TOWARD UNIT UPGRADES -
OFFER ENDS SEPTEMBER 30, 2026**

**LEASE BY SEPTEMBER 30, 2026 GET 2
MONTHS FREE RENT ON A 2-YEAR MINIMUM
TERM**

SITE MAP

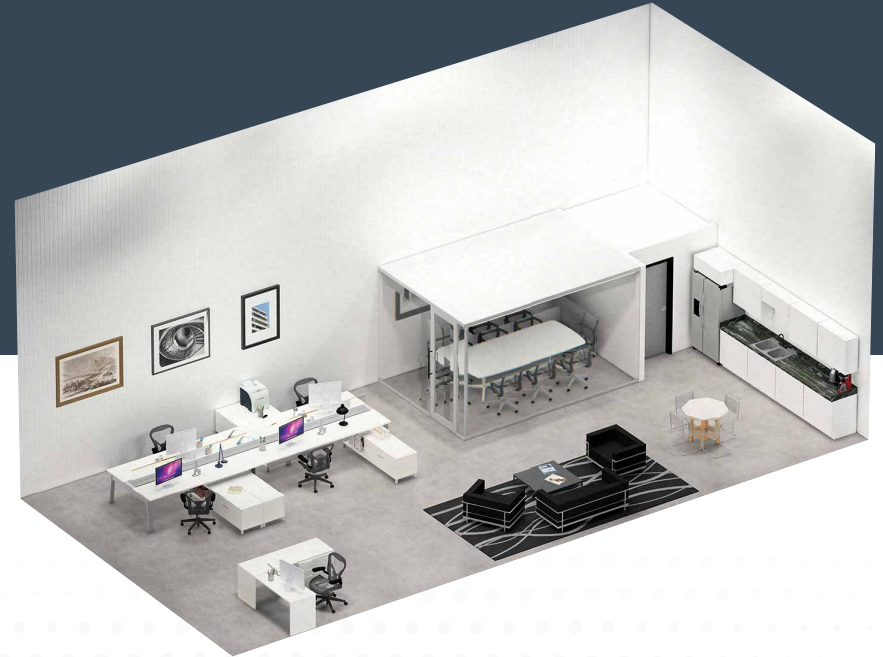
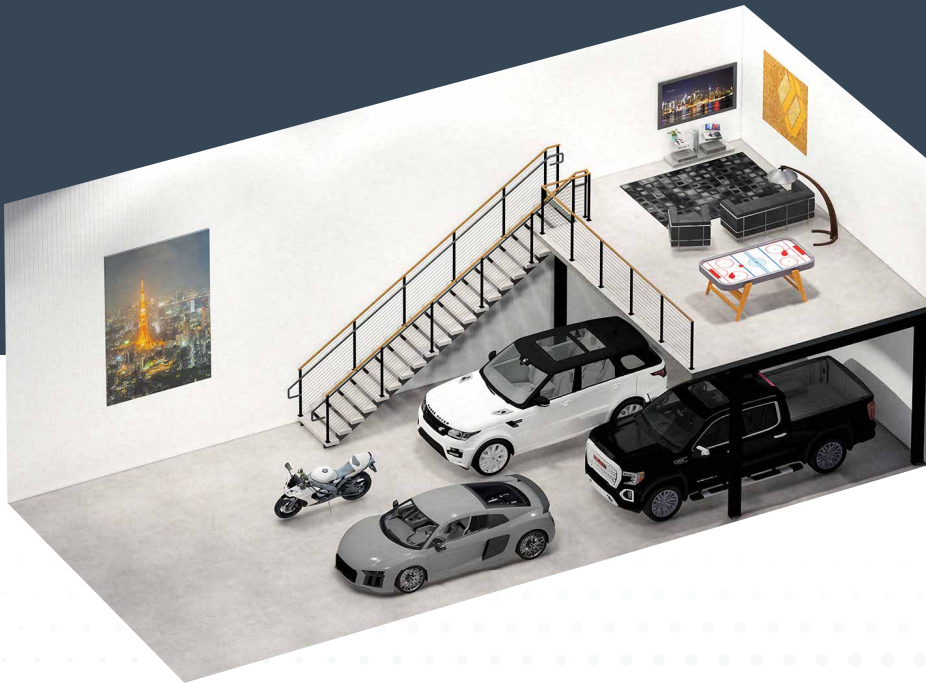


KEY FEATURES

Standard Inclusions

- Full HVAC for your heating and cooling needs
- Finished private restroom in each unit
- Oversized 14' x 14' overhead doors with remote openers
- Minimum clear height 20'
- Wide paved drive aisles - up to 72'
- 3 Phase 100 amp power to every unit
- LED lighting is standard in each unit

**PROTECT YOUR PROPERTY OR
STORE YOUR VALUABLE CARS
AND OTHER COLLECTIBLES
INDOORS OUT OF THE ELEMENTS.
SAFE & SECURE**



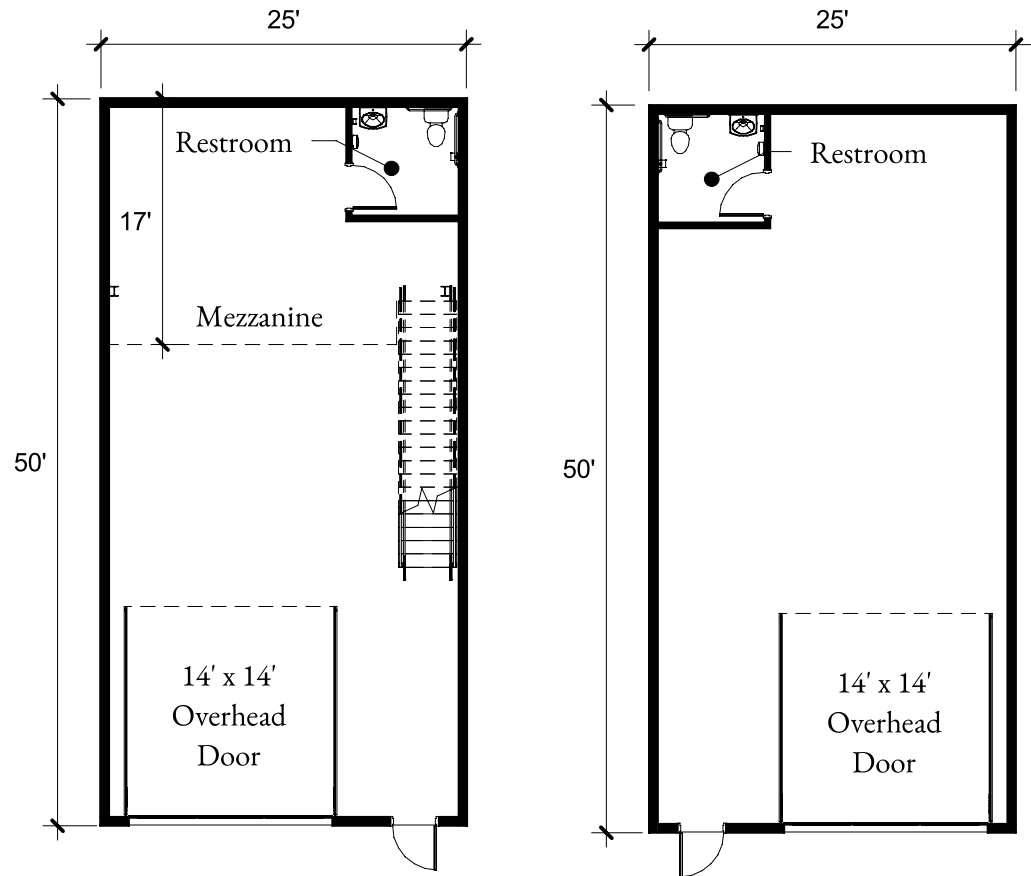
BUILDING A												
Status	Unit Number Building	Unit Width	Unit Depth	Square Feet	Max Approved Mezz/SF	Net Rentable SF	Entry Clear Height	Rear Clear Height	Base Price/ PSF	Base List Price	Power	Full ADA Restroom
Sold	A101 EC	25	50	1,250	375	1,625	20'	21'			Three Phase 100A	Included
Sold	A102	25	50	1,250		1,250					Three Phase 100A	Included
	A103	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
U/C	A104	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A105	25	50	1,250	375	1,625			\$239	\$299,000	Three Phase 100A	Included
Sold	A106	25	50	1,250	375	1,625					Three Phase 100A	Included
	A107	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A108	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A109	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A110	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A111	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
	A112	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
Sold	A113	25	50	1,250		1,250					Three Phase 100A	Included
U/C	A114	25	50	1,250		1,250			\$239	\$299,000	Three Phase 100A	Included
Sold	A115	25	50	1,250		1,250					Three Phase 100A	Included
Sold	A116 EC WE	25	50*	1,173		1,173					Three Phase 100A	Included
Sold	A117 EC	25	55	1,375	415	1,790					Three Phase 100A	Included
Sold	A118	25	55	1,375		1,375					Three Phase 100A	Included
Sold	A119	25	55	1,375		1,375					Three Phase 100A	Included
Sold	A120	25	55	1,375		1,375					Three Phase 100A	Included
Leased	A121	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
Leased	A122	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A123	25	55	1,375	415	1,790			\$239	\$329,000	Three Phase 100A	Included
	A124	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A125	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A126	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A127	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
	A128	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
Sold	A129	25	55	1,375		1,375					Three Phase 100A	Included
Sold	A130	25	55	1,375		1,375					Three Phase 100A	Included
	A131	25	55	1,375		1,375			\$239	\$329,000	Three Phase 100A	Included
Sold	A132 EC	25	55	1,375	415	1,790					Three Phase 100A	Included
TOTAL SF BUILDING A				41,923								

FLOOR PLANS

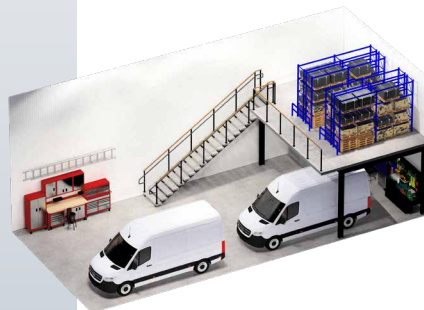
25'X50'
1,250 SF

Inclusions

- Full HVAC for your heating and cooling needs
- Finished private restroom
- Oversized 14' x 14' overhead doors with remote openers
- Minimum clear height 20'
- Wide paved drive aisles - up to 72'
- 3 phase 100 amp power
- LED lighting



*MEZZANINE
ADDS ADDITIONAL
425 SF

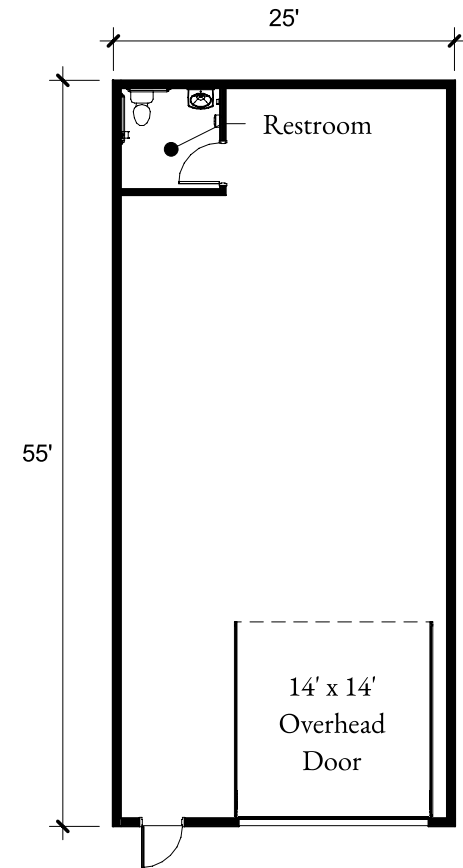
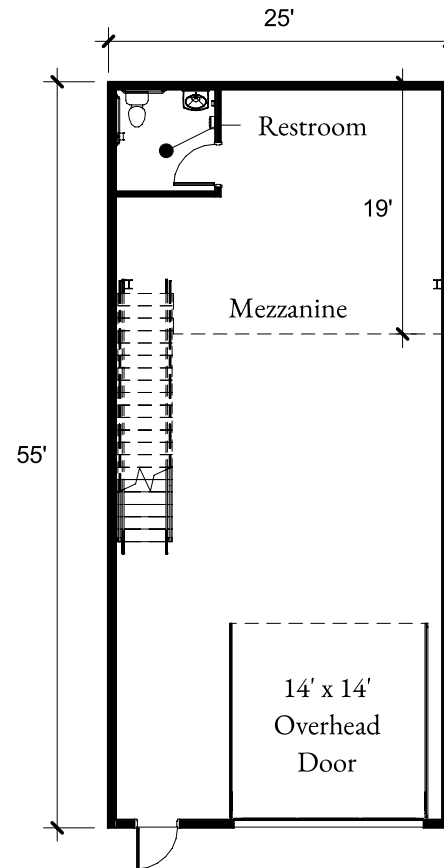


FLOOR PLANS

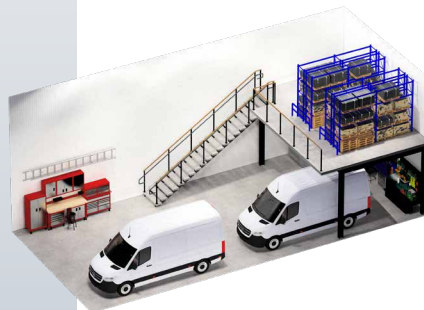
25'X55'
1,375 SF

Inclusions

- Full HVAC for your heating and cooling needs
- Finished private restroom
- Oversized 14' x 14' overhead doors with remote openers
- Minimum clear height 20'
- Wide paved drive aisles - up to 72'
- 3 phase 100 amp power
- LED lighting



*MEZZANINE
ADDS ADDITIONAL
475 SF



FINANCING TERMS

Term sheet for interest only seller financing at 3.99% for up to three years – the figures presented represent an example loan amount. Subject to change without notice.

- **Purchase Price for 1,250 SF unit = \$300,000**
- **Required down payment = \$90,000 (30%)**
- **Loan origination fee of 1% paid by buyer at Closing = \$2,100**
- **Loan principal = \$210,000**

Loan Term for **Three Years Interest Only at 3.99%** after interest rate buydown by seller to be disclosed to the buyer in accordance with legal requirements.

Monthly payment (interest only) = \$698.25 for up to 36 months from the date of closing

3.99% INTEREST ONLY FINANCING AVAILABLE*

*Terms subject to change. Call for more details



CONTACT US

JAKE HALLAUER

Senior Vice President

+1 970 372 3861

jake.hallauer@cbre.com

TJ ANTINORA

Vice President

+1 970 402 5170

TJ.Antinora@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.