



PROPERTY DETAILS

Available Space: 4,641 RSF total
920 RSF; 1,341 RSF; 2,380 RSF

Lease Rate: \$17.00/SF NNN

Expenses: \$7.13 /SF

Co-Tenants:

- Tom Davis Saloon
- Soul Shine
- Minimal Market
- Sage Beginnings
- Vector Development
- Safebuilt
- Moser Engineering

Ideal Uses:

- Engineering
- Design
- Marketing
- Collaborative uses

Rico Devlin

Sr. Partner / Sr. Broker

970.413.1182

rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr

970.222.2473

nathan@lcrealestategroup.com

CLEVELAND STATION OFFICES

LEASE RATE: \$17.00/RSF NNN (\$7.13/SF)

- Move-in ready creative office space in heart of vibrant Downtown Loveland revitalization
- Modern esthetic finishes include exposed brick with new carpet, flooring, lighting & trim
- High visibility with direct access from Cleveland Avenue/US Highway 287
- Abundant parking on street and adjacent parking lots to east and west of building
- Wired for fiber optic internet service throughout building
- Proximity to many restaurants, brew pubs, new theatre, hotel, banks and all that Downtown Loveland has to offer
- Located in enterprise zone allowing potential tax benefit: [click for link](#)
- 4th Street H.I.P. Street Program - estimated completion 2027: [click for link](#)



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	9,414	57,039	96,471
Avg. HH Income	\$83,527	\$96,792	\$110,307
Households	4,563	24,881	41,485
Businesses	954	2,952	4,144
Employees	7,639	28,673	44,972



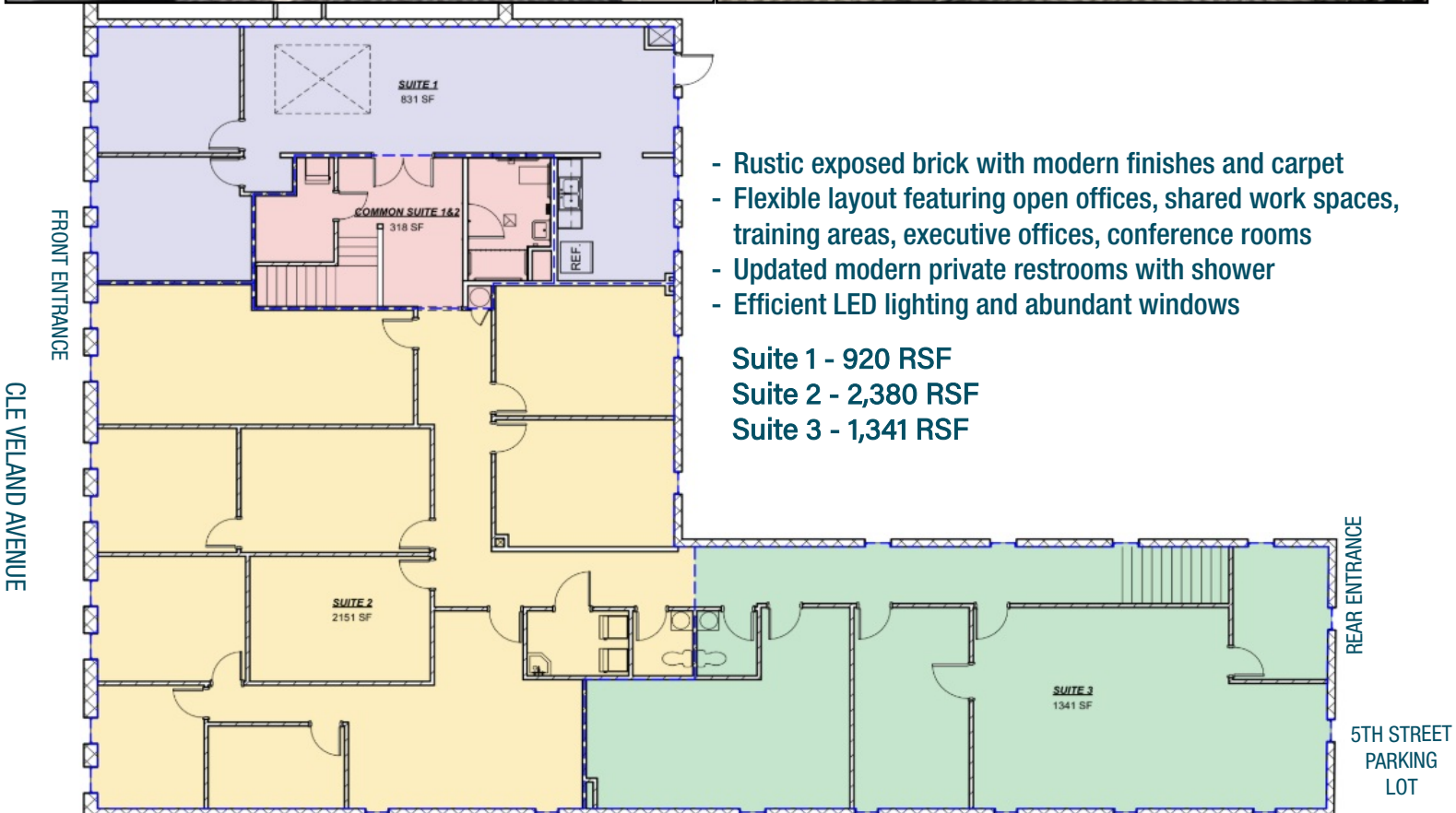
TRAFFIC COUNTS (Source: STDBOnline)

N. Cleveland Ave. @ Property	12,000 VPD
5th Street btwn Cleveland & Lincoln	1,450 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/18/2026

CREATIVE OFFICE FOR LEASE

430 N. Cleveland Ave., Loveland, CO



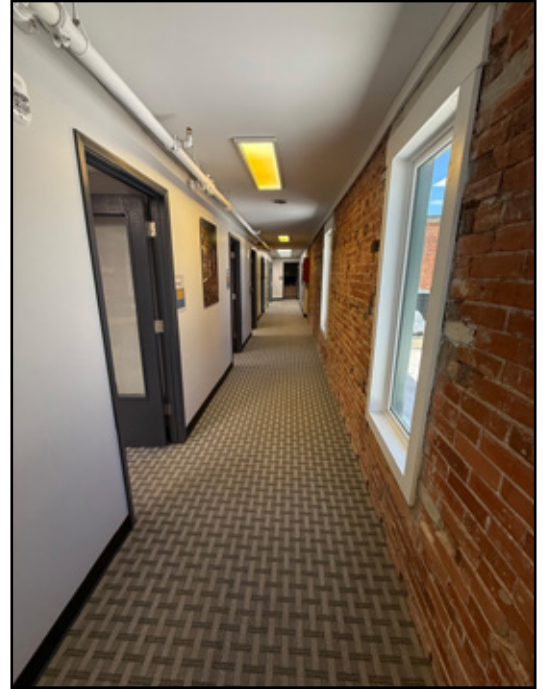
- Rustic exposed brick with modern finishes and carpet
- Flexible layout featuring open offices, shared work spaces, training areas, executive offices, conference rooms
- Updated modern private restrooms with shower
- Efficient LED lighting and abundant windows

Suite 1 - 920 RSF
Suite 2 - 2,380 RSF
Suite 3 - 1,341 RSF

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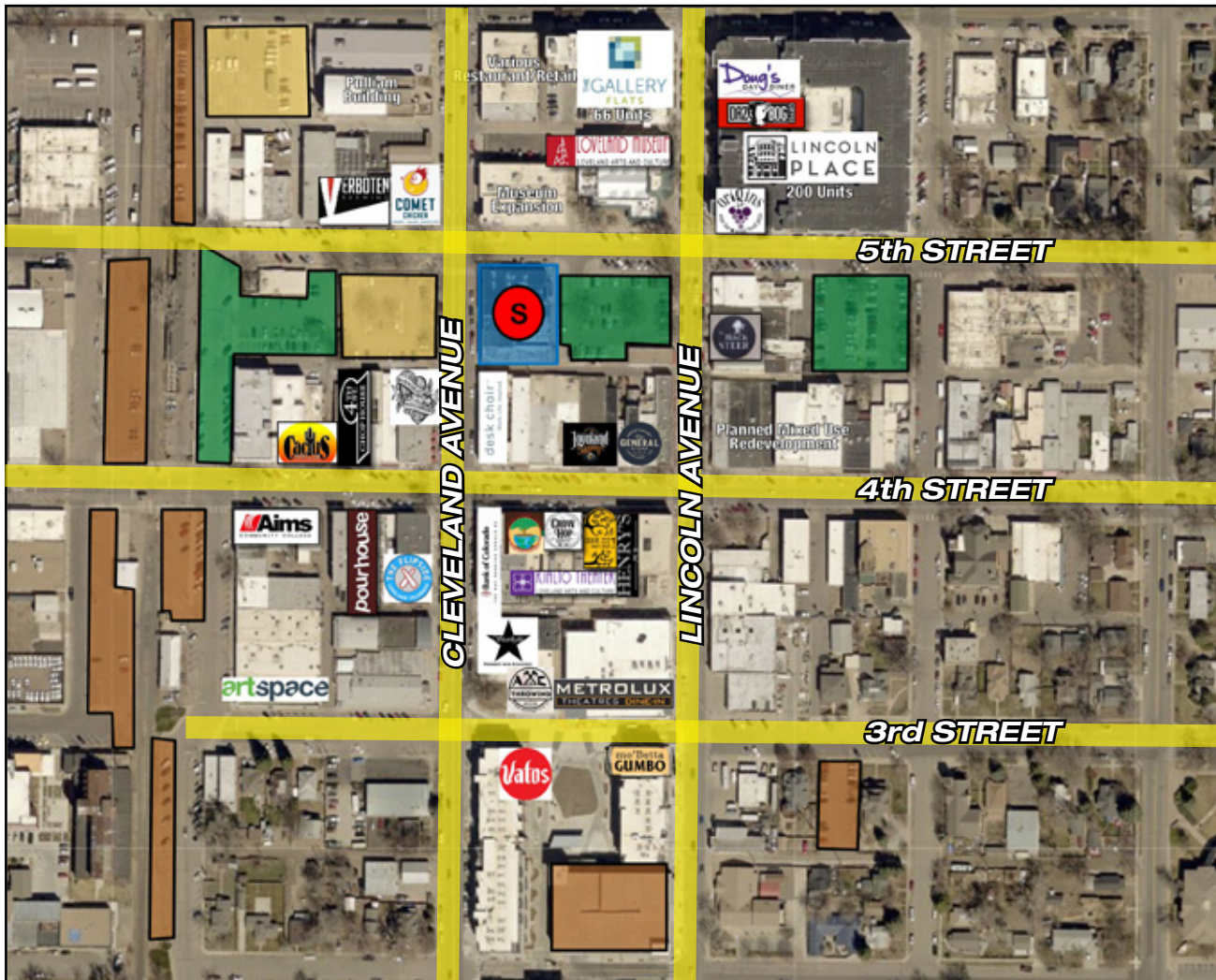
CREATIVE OFFICE FOR LEASE

430 N. Cleveland Ave., Loveland, CO



Downtown Loveland Public Parking

- Public Long-term parking
- Public Short-term parking
- Public after 5 pm parking



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CREATIVE OFFICE FOR LEASE

430 N. Cleveland Ave., Loveland, CO



Cleveland Station Amenities

- Direct access on Cleveland Avenue and adjacent parking lot on 5th Street and Lincoln
- Unique charming look
- Centrally located near all downtown amenities - Traffic 10,000+ VPD
- Abundant nearby single family housing and Multi-family housing
- Proximity to many attractions, events, restaurants, and retailers for high quality workplace
- 4th Street improvements underway. Estimated completion 2026. [Click for link](#)



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