



**JOE PALIERI, CCIM**

Phone: 970.215.4713  
Email: joe@gardencommercialrealestate.com

697 N DENVER AVENUE  
SUITE 100  
LOVELAND, CO 80537

**OFFICE FOR LEASE**  
Anasazi Business Park  
697 N Denver Avenue  
Loveland



This well established park is located near the intersection of Denver Avenue and 1st Street. There are 2 second floor suites available . Beautiful finishes and great views.



**Unit F-1**  
**3,837 sf**  
**\$13.00/sq. ft.**  
**3N (\$5.67)**  
**\$5,970/month**

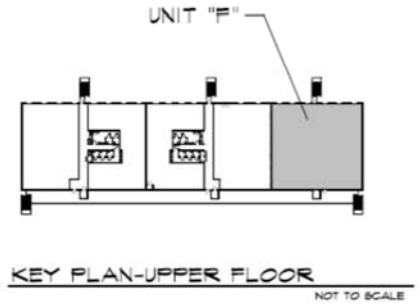
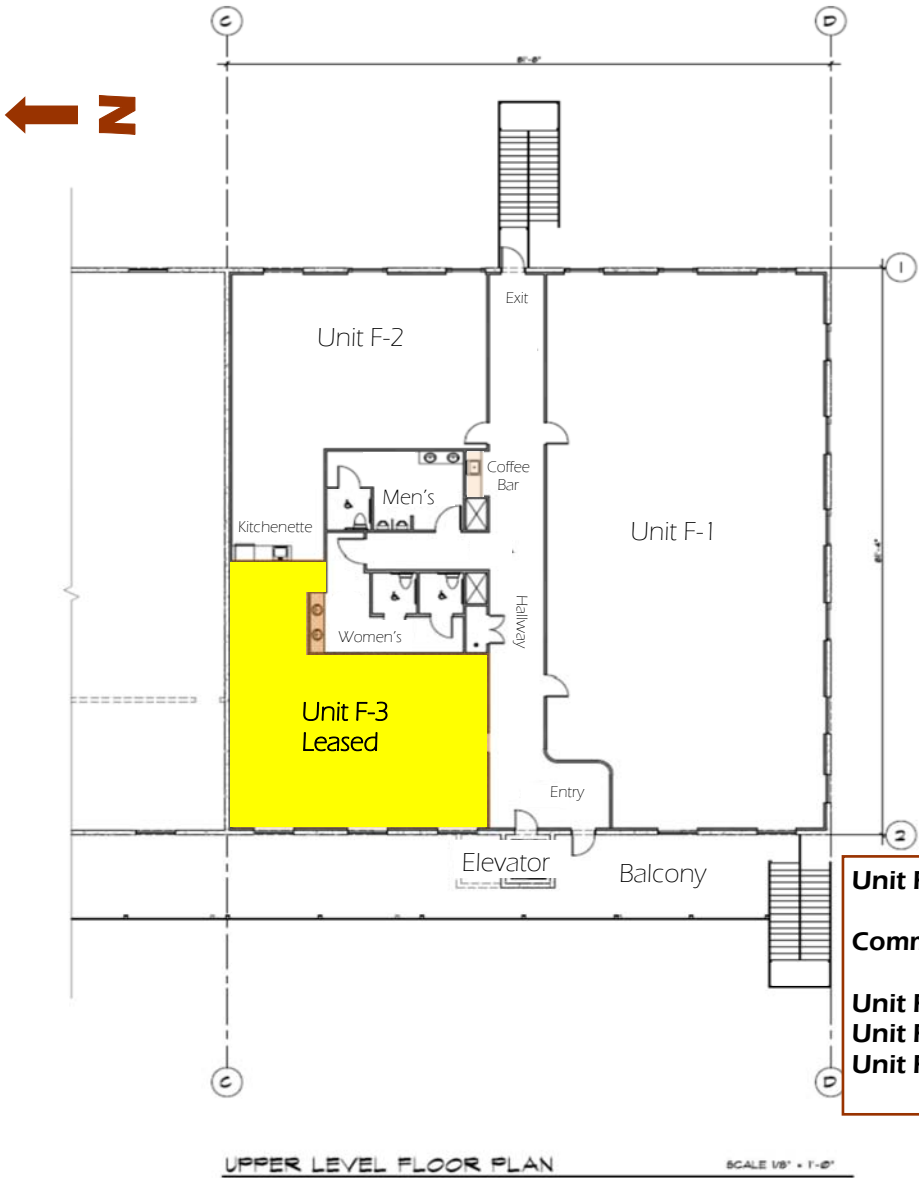
**Unit F-2**  
**1,274 sf**  
**\$15.00/sf**  
**3N (\$5.67)**  
**\$2,195/month**

- ◆ **Zoning: I-Developing Industrial**
- ◆ **Located in the State Enterprise Zone**
- ◆ **180 Parking Spaces**
- ◆ **Adjacent to the new Larimer County Building**
- ◆ **Plenty of Windows**
- ◆ **Great Views**
- ◆ **Large Outdoor Deck**

**Anasazi Business Park**  
**697 N Denver Avenue**

**Unit F-1**  
**3,837 sf**  
**\$13 + NNN**

**Unit F-2**  
**1,274 sf**  
**\$15 + NNN**



**Unit F: 6,462 sq. ft.**

**Common Area: 1,330 sq. ft.**

**Unit F-1: Usable sf: 2,929 Rent-able sf: 3,837**  
**Unit F-2: Usable sf: 966 Rent-able sf: 1,274**  
**Unit F-3: Usable sf: 1,028 Rent-able sf: 1,351**





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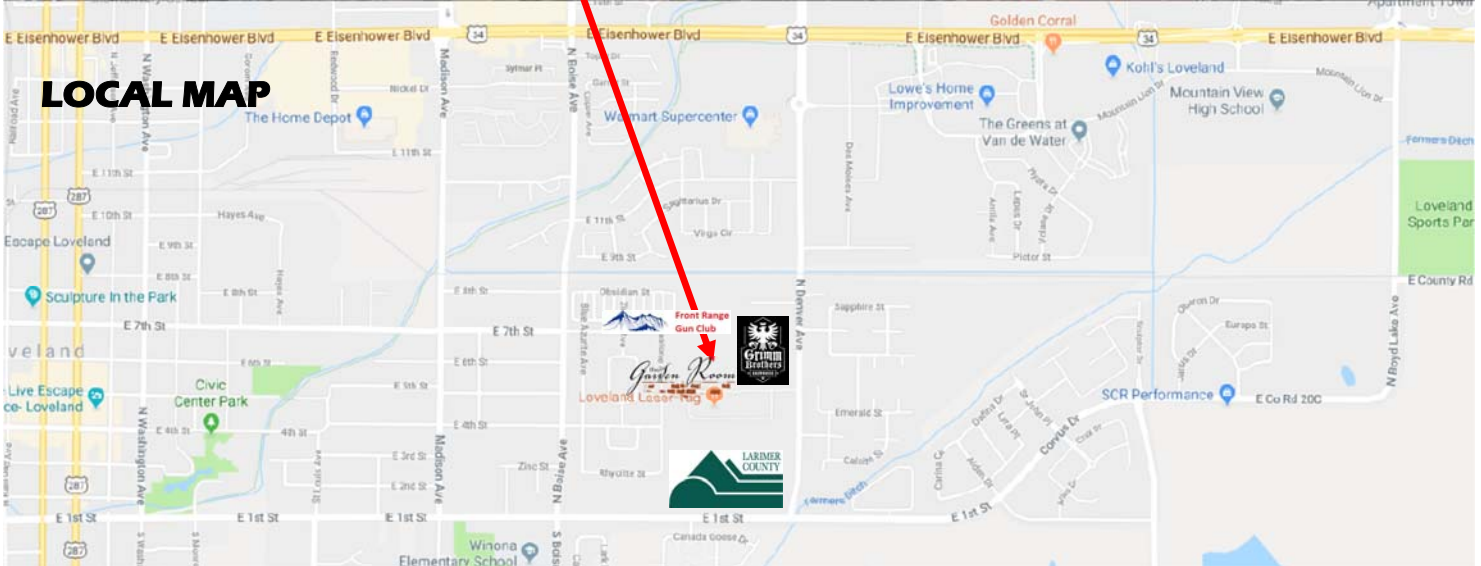
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# Anasazi Business Park 697 N Denver Avenue

## AREA MAP



## LOCAL MAP



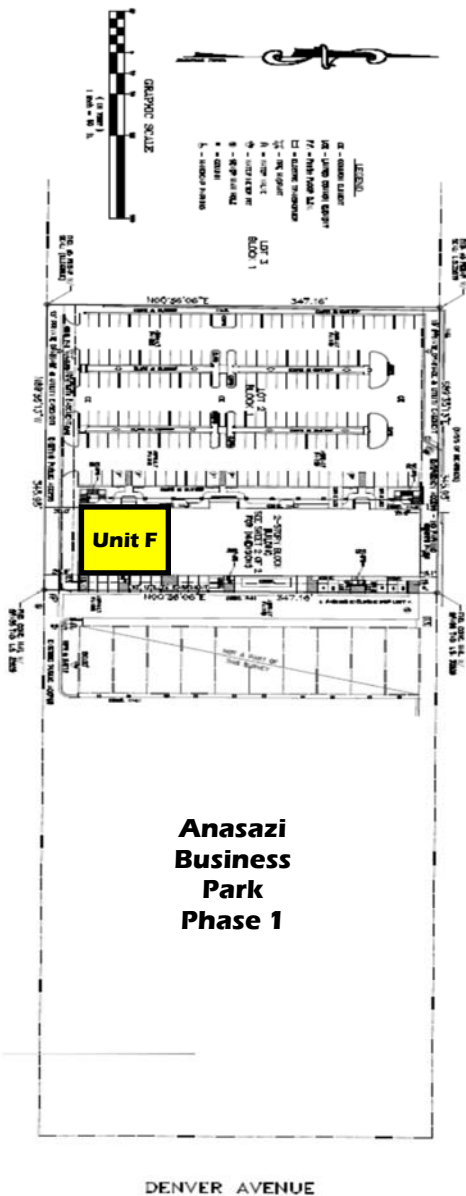


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**Anasazi Business Park  
 697 N Denver Avenue, Unit F-1 & F-2**



**FIRST AMENDED  
 ANASAZI BUSINESS PARK NO. 2 CONDOMINIUMS, UNIT F**  
 LOCATED ON LOT 2, BLOCK 1, ANDERSON FARM SIXTH SUBDIVISION,  
 CITY OF LOVELAND, LARIMER COUNTY, COLORADO, SITUATE IN THE SOUTH  
 HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.



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DENVER AVENUE