

MODERN / PROFESSIONAL OFFICE SUITES FOR LEASE

The Mercantile ***206 E. 4th Street***

Loveland, CO 80537

847 - 7,973 RSF

LEASE RATE: \$14.50-\$24/SF NNN

NNN: \$10.77/SF (est.)

HIGHLIGHTS

- Modern, creative office suites in iconic building in Downtown Loveland
- Elevator served 2nd floor suites; can be combined for larger tenants
- Modern flooring, lighting & doors combined with retro features: exposed brick, wood trim
- Dynamic urban amenities including restaurants, bars, breweries, music and entertainment and more
- Building Signage Available

AVAILABLE SPACE

Suite 200	2,173 RSF Office
Suite 210	1,324 RSF Office
Suite 220	847 RSF Office
Suite 230	990 RSF Office
Suite 240	1,145 RSF Office



MINDFULLY CREATING COMMUNITY

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RIALTO THEATER
LOVELAND ARTS AND CULTURE

DOOR 222
food & drink

HENRY'S
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THE FOUNDRY

TOWNEPLACE
SUITES®
BY MARRIOTT

PATINA FLATS AT
THE FOUNDRY
BY IRT LIVING

MERCANTILE
BUILDING
OFFICE SUITES

E. 4TH STREET

N. CLEVELAND AVENUE

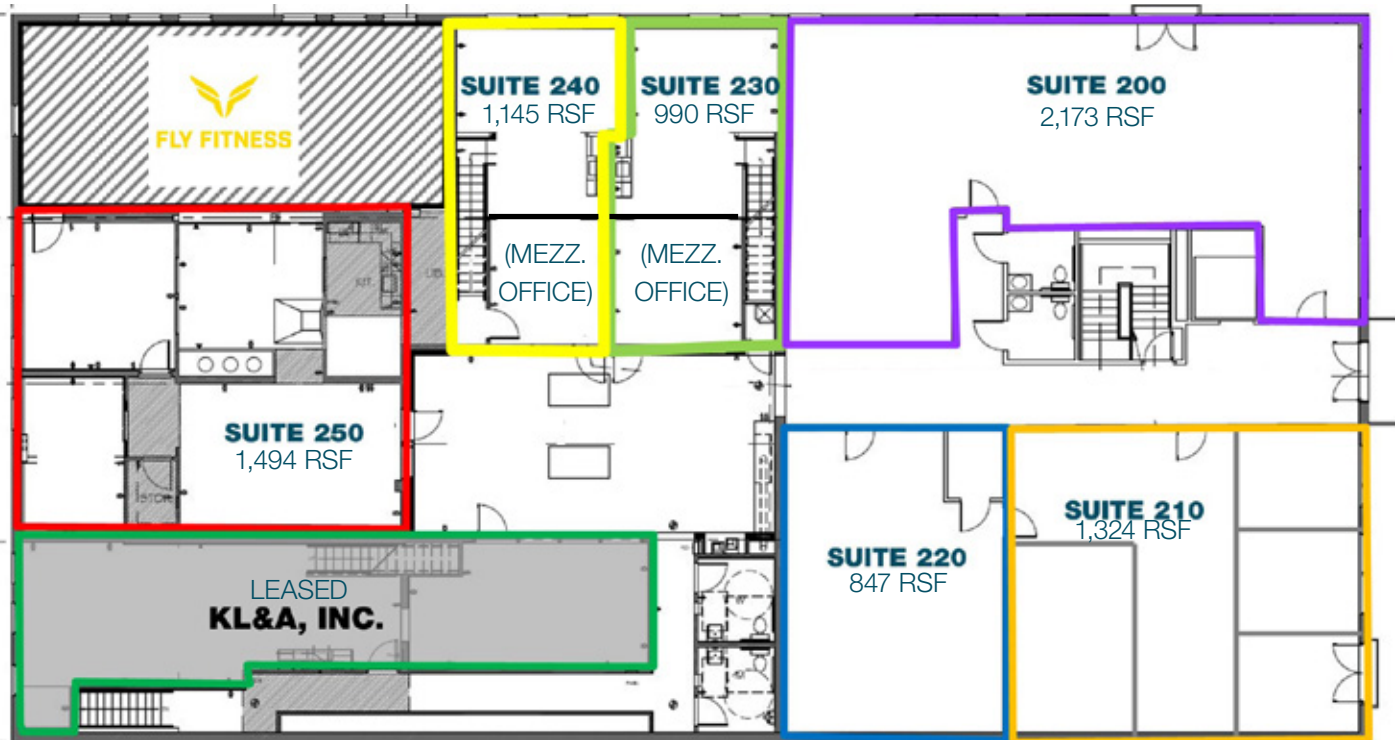
desk chair™
Work. Life. Inspired.



THE MERCANTILE BUILDING

206 EAST 4TH STREET

LOVELAND, CO



SUITE 200: \$24.00/RSF NNN

- Class A finish with large windows overlooking 4th St. & Cleveland Ave
- Furniture may be included or removed

SUITE 210: \$18.00/RSF NNN

- High quality finishes, a large conference room, and 3 executive offices overlooking 4th Street

SUITE 220: \$14.50/RSF NNN

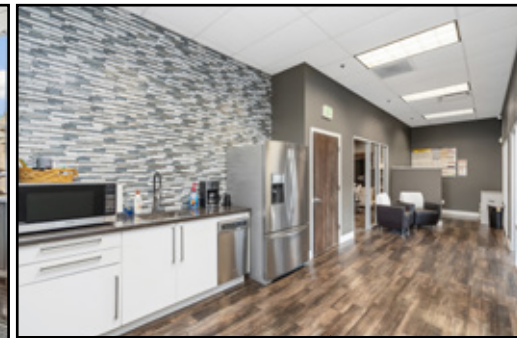
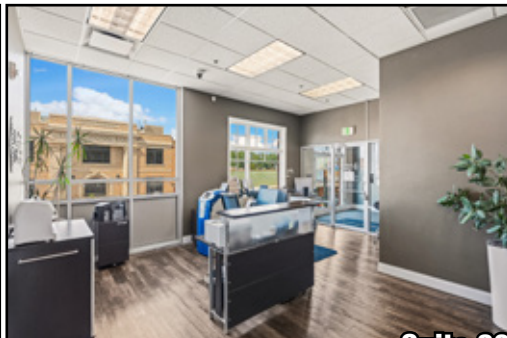
- Quality admin office with potential to connect to Suite 210

SUITE 230, 240: \$14.50/RSF NNN

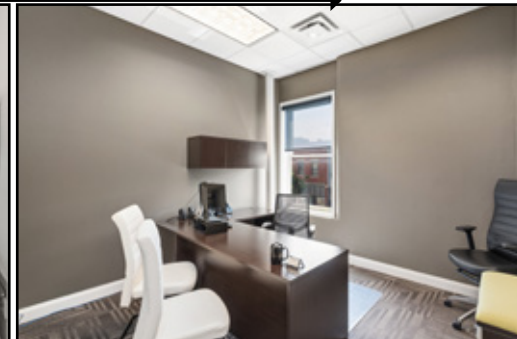
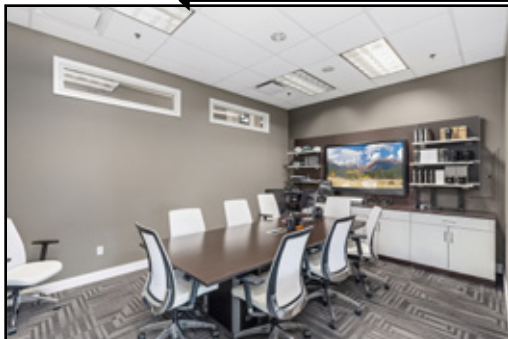
- Modern rustic-chic suites with abundant windows, high ceilings, and kitchenettes

SUITE 250: \$16.50/RSF NNN

- Modern suite with quality finishes, abundant windows, high ceilings, and kitchenettes

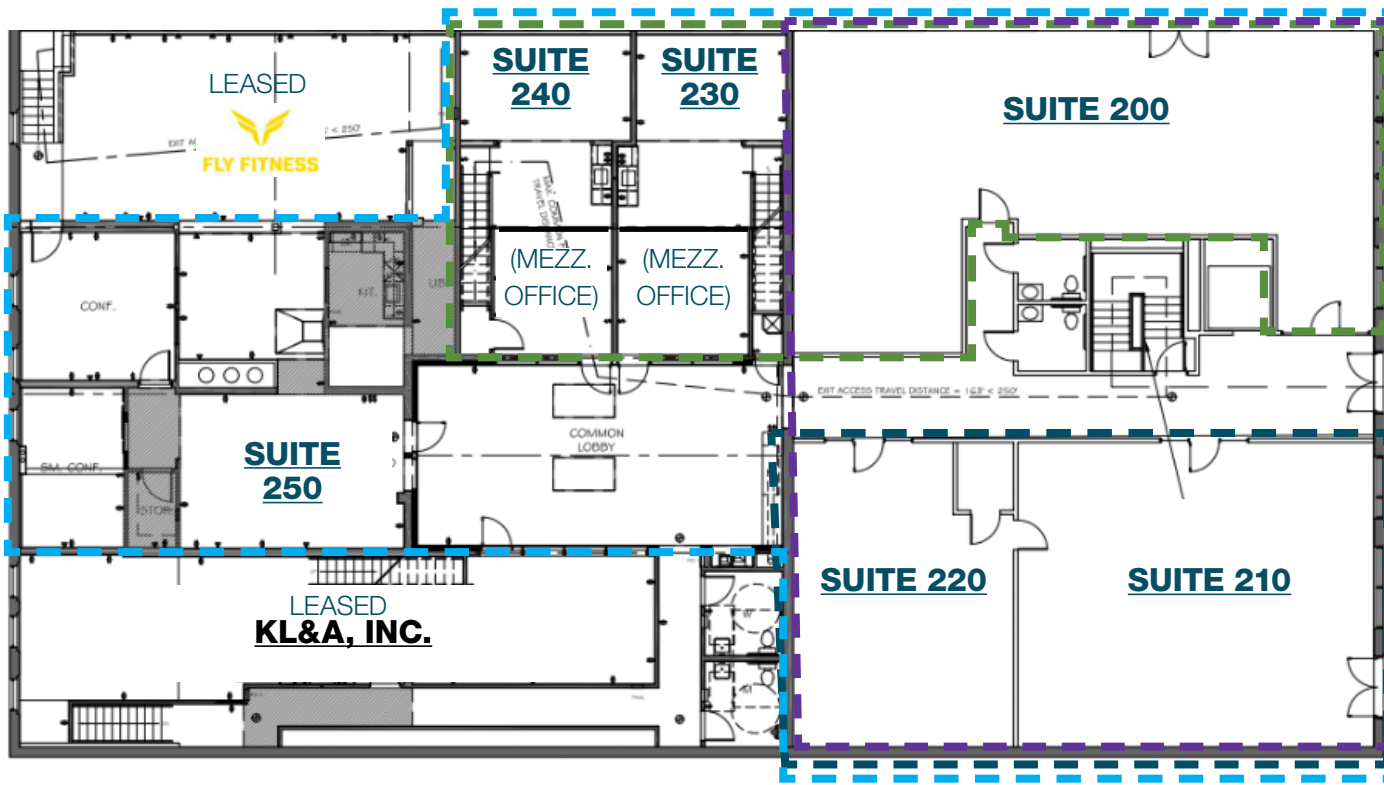


Suite-200-Photos



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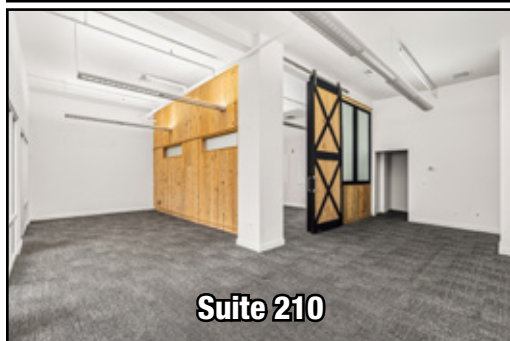
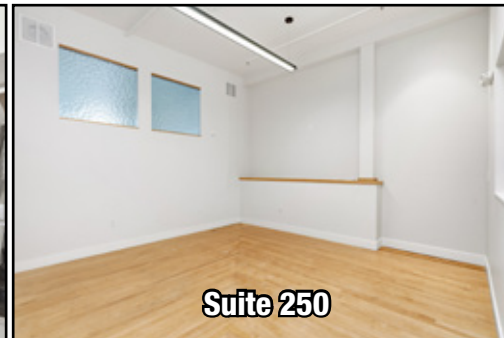
SUITES 210 & 220: 2,171 RSF
\$16.00/RSF NNN

SUITES 200, 210, & 220: 4,344 RSF
\$20.00/RSF NNN

SUITES 200, 230, & 240: 4,308 RSF
\$19.00/RSF NNN

ALL AVAILABLE SUITES: 7,973 RSF
\$18.00/RSF NNN

- Any suites can be combined to accommodate tenants' needs.
- Rates negotiable based on TI, term, and/or credit
- Suite 200-220 - Available Q4 2026





Main Entrance



Improved Streetscape



Building Entrance



Lobby w/ Elevator



Common Area



Common Area



Common Area



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PUB

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DOOR 222
food & drink

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4TH STREET

H.I.P. STREET IMPROVEMENTS
NOW COMPLETE FOR IMPROVED
WALKABILITY & FOOT TRAFFIC
ALONG THE 4TH STREET
CORRIDOR.

HEART
IMPROVEMENT PLAN



LOVELAND
DOWNTOWN
DISTRICT

view

SUBJECT PROPERTY
PROFESSIONAL BUILDING WITH TOTAL OF 13,056 SF

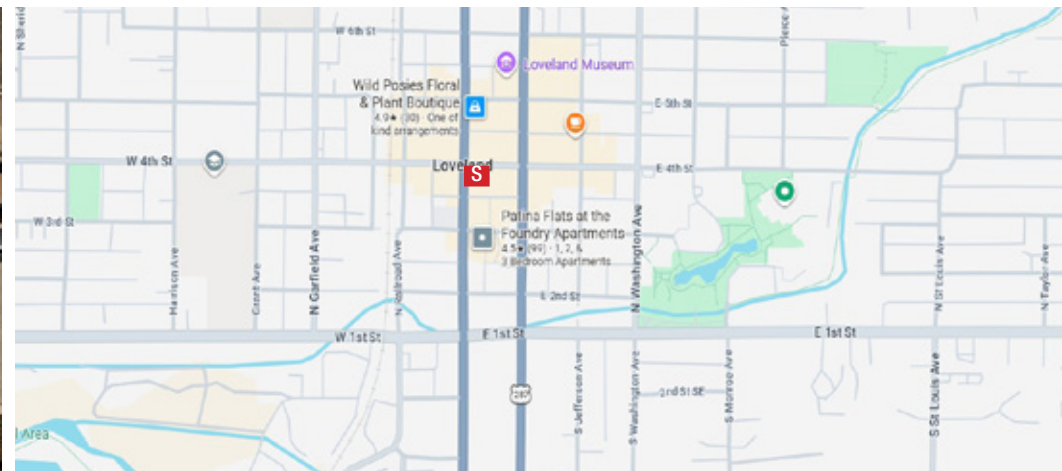
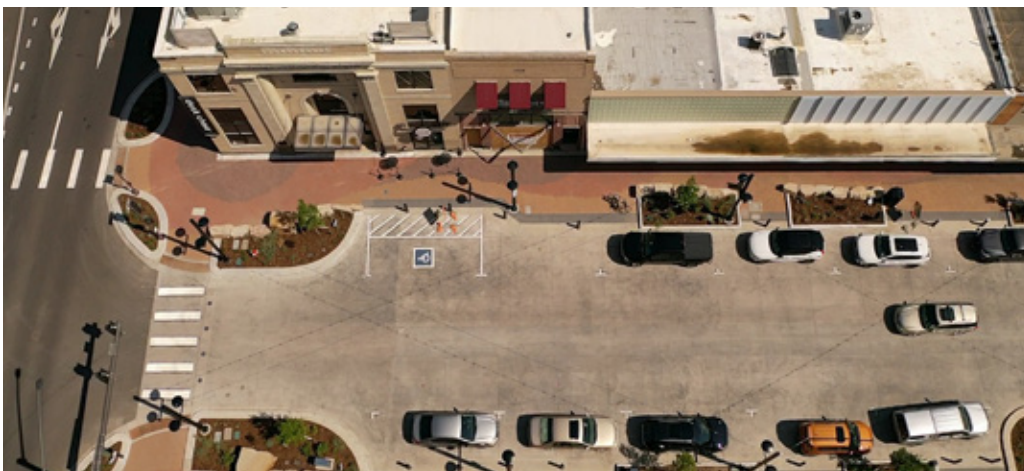
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**CLICK TO VIEW ALL PROPERTY
AND DRONE PHOTOGRAPHY**



view



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206 E. 4th Street

Loveland, Colorado

Exclusively Presented By:



LCRealEstateGroup.com

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