

NORTH LINCOLN PROFESSIONAL OFFICE FOR SALE



Investment or Owner-User

**1073 N.Lincoln Avenue
Loveland, CO**

\$785,000

4,334 SF | \$181/SF



North Lincoln Professional Office | Loveland, CO

\$785,000 | 4,334 SF Office | \$181/SF

LC Real Estate Group is pleased to offer this opportunity to purchase this quality 4,334 s.f. office building in central Loveland to qualified investors or owner-users. With current national tenant Wells Fargo Advisors (“WFA”) providing in-place income through December 2025, this investment offers a wide array of potential paths forward including purchasing the property purely an investment property, working with WFA to “right size” them and lease the remaining space to a second tenant, or occupy a portion of the building as an owner user. WFA approached current ownership about downsizing its space in 2023 and the current owner reduced the rent being paid by WFA to keep them in the building through 2025 and defer the future of the building to the new ownership. WFA has expressed an interest in staying in the building long term if the new owner is willing to demise its space to approximately 1,500-2,000 s.f.

Initially constructed in 1985 and expanded in 2000, the building is conveniently located on Lincoln Avenue (Highway 287) just four blocks south of Highway 34 (Eisenhower Blvd.). Located just blocks from the intersection of two state highways, the office building is proximate to dozens of restaurants, grocery stores, a pharmacy and a short drive from Lake Loveland and multiple City parks.

- Sturdy and timeless brick construction with excellent natural light from floor to ceiling windows on all sides of the building
- In-place income from Wells Fargo Advisors provides an investor or owner-user flexibility for future building use
- Split HVAC system from building expansion in 2000 plus basement and crawl space makes demising the building easier
- Rare standalone office building with professional appearance in a location that is convenient to downtown Loveland and Highway 34
- Long term tenancy of a corporate tenant speaks to the quality and professional nature of the building

Investment Highlights

- In-place income from current tenant allows for flexibility and control of the space by new investor or owner-user
- ~7% cap rate from in place, but below market rents provide solid investment base from which a new owner can make decisions
- Fantastic long term owner-user or investment opportunity in a well-positioned asset with high quality finishes and spaces
- Affordably priced at approximately 50% of replacement cost
- Below market in place rent and opportunity to replace lease with new triple net lease structure

AERIAL OVERVIEW

NORTH LINCOLN PROFESSIONAL OFFICE

1073 N. LINCOLN AVENUE
LOVELAND, CO 80537





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LOVELAND, CO 80537

PROPERTY OVERVIEW

Property Address	1073 N. Lincoln Avenue, Loveland, CO 80537
Total Land	0.48 Acres
Building SF	4,476 SF (Assessor) 4,334 (Lease)
Year of Construction	1985
Year of Remodel	2000
Property Type	Commercial
Built As	Office Building
Zoning	B-Developing Business (Link: Municipal Development Code) (Link: Loveland DDA)

PROPERTY TAXES

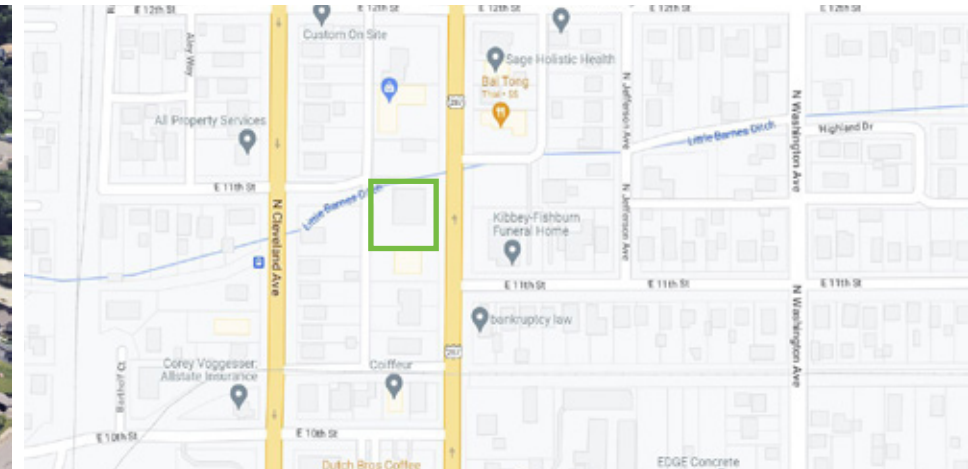
Parcel	9513289001
Legal	LOT 1, LOVELAND HEIGHTS 3RD, LOV
Mill Levy	76.970
Assessed Value (2023)	\$234,332
Actual Value (2023)	\$839,900
Taxes (2023)	\$18,036.54

UTILITIES

Water	City of Loveland
Sanitary Sewer	City of Loveland
Storm Sewer	City of Loveland
Gas	Xcel Energy
Electricity	City of Loveland
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics

SUBJECT PROPERTY
OFFICE BUILDING WITH TOTAL OF 4,476 SF ON 0.48 ACRES

NORTH LINCOLN PROFESSIONAL OFFICE
1073 N. LINCOLN AVENUE
LOVELAND, CO 80537





PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS





RECEPTION / WAITING AREA



CONFERENCE ROOM



KITCHENETTE / BREAK AREA

PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS





Tenant Overview: Wells Fargo Advisors

Suite(s)	1073 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	4,334 (interested in downsizing to 1,500 - 2,000 SF)
Tenant	Wells Fargo Clearing Services, LLC d/b/a Wells Fargo Advisors, LLC
Remaining Term	Expiration 12/31/2025
Lease Rate	1/1/2024 - 12/31/2024: \$23.49/RSF 1/1/2025 - 12/31/2025: \$24.19/RSF

Business Overview

“Our team of Financial Advisors can provide a full range of financial products and services, from helping you select individual investments to developing a retirement plan. We have access to a broad array of company resources -- including research analysts and economic and market experts who help us make informed investment recommendations based on your needs.”

Source: https://home.wellsfargoadvisors.com/001_PLVC

REGIONAL MAP

**S NORTH LINCOLN
PROFESSIONAL OFFICE**

**H Banner McKee
Medical Center**
4 Minutes | 2 Miles NE

**H UCHealth Medical Center
of the Rockies**
9 Minutes | 4.8 Miles NE

1 Downtown Loveland
3 Minutes | 1 Mile S

2 Fort Collins
19 Minutes | 12 Miles N

3 Windsor
19 Minutes | 15 Miles NE

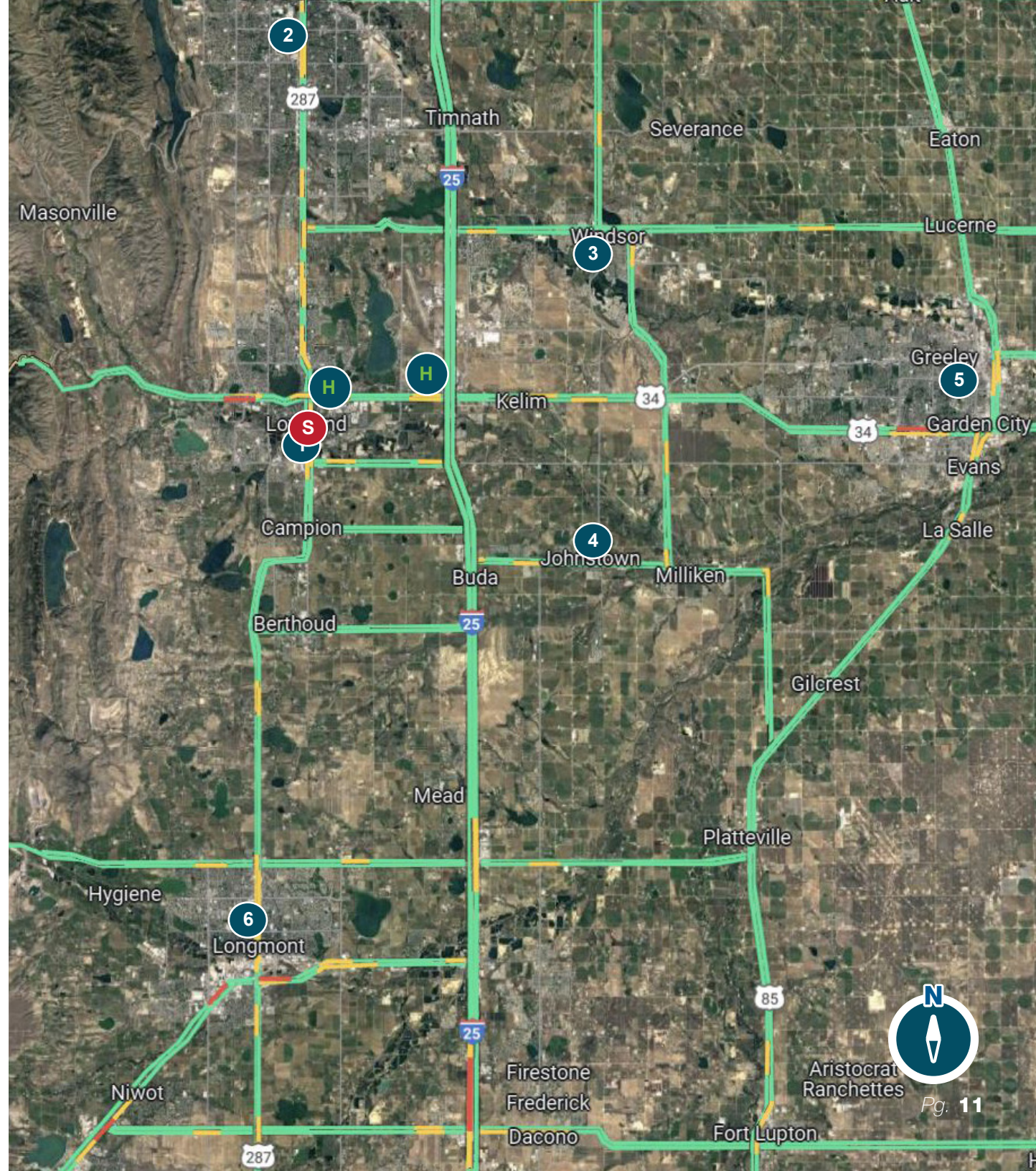
4 Johnstown
18 Minutes | 13 Miles SE

5 Greeley
26 Minutes | 21 Miles E

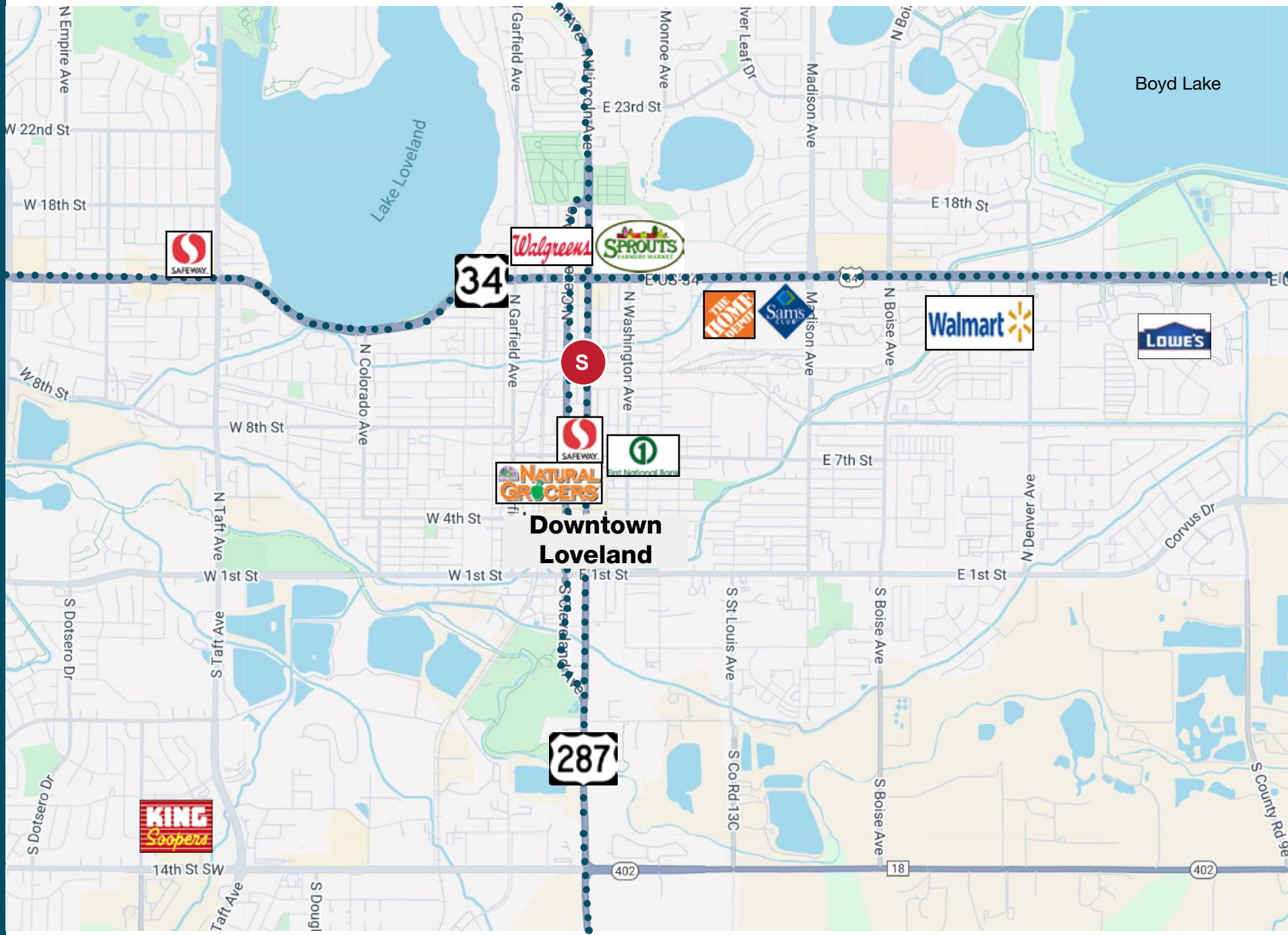
6 Longmont
23 Minutes | 18 Miles SW

**Denver International
Airport (DIA)**
51 Minutes | 57 Miles SE

Denver
51 Minutes | 53 Miles S



AREA MAP



1073 N. Lincoln Avenue

Loveland, Colorado



LCRealEstateGroup.com

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