

1349 N. Cleveland Ave., Loveland, CO

STAND ALONE OFFICE FOR LEASE

YOUR SIGN



PROPERTY DETAILS

Available Space: 2,400 RSF

Parking: Off street

Proposed Use:

- Accounting
 - Law firm
 - Real Estate
 - Counseling Services
 - Creative Services/Workshop
- many more potential uses

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr
970-222-2473
nathan@lcrealestategroup.com

Rico Devlin

Sr. Partner/Sr. Broker
970-413-1182
rico@lcrealestategroup.com

CENTRAL LOVELAND OFFICE

LEASE RATE: \$16.00/SF NNN (\$6.18/SF)

- Highly visible, well located office space in Central Loveland
- Located at SWC of US Hwy 34/US Hwy 287 with monument signage on the intersection
- Close proximity to Walgreens, Sprouts, restaurants, and other services, just blocks from Downtown Loveland
- Ideal for any service or professional office use including accounting, real estate, legal, insurance, counseling, med spa and many more
- Unique two story layout with multiple offices, abundant sunlight, full kitchen and back patio



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	10,618	64,413	96,452
Avg. HH Income	\$87,147	\$98,906	\$111,413
Households	4,971	27,609	41,067
Businesses	1,031	2,860	4,068
Employees	8,954	27,970	46,922



TRAFFIC COUNTS (Source: STDBOnline)

E. Eisenhower Blvd @ Cleveland Ave.	30,000 VPD
Cleveland Ave. @ property	13,000 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. 4/15/2024

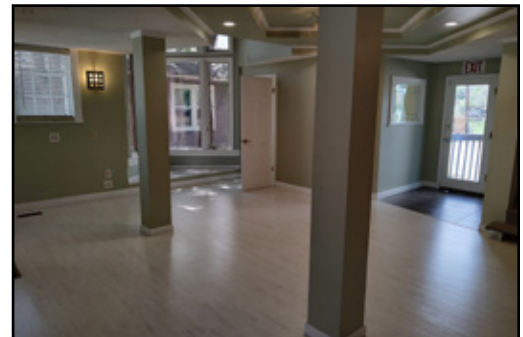
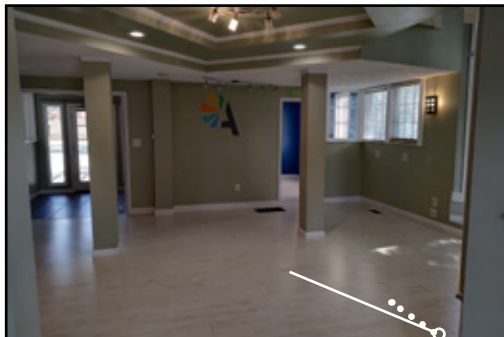
1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM

OFFICE SPACE FOR LEASE

1349 N. Cleveland Ave., Loveland, CO



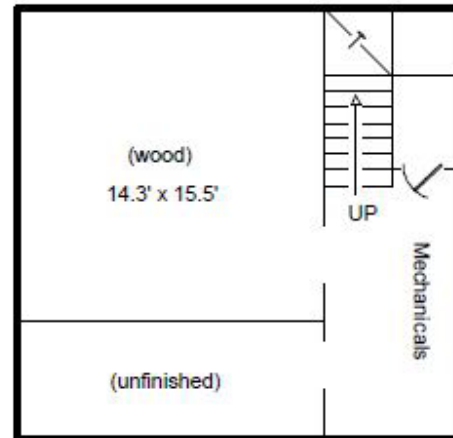
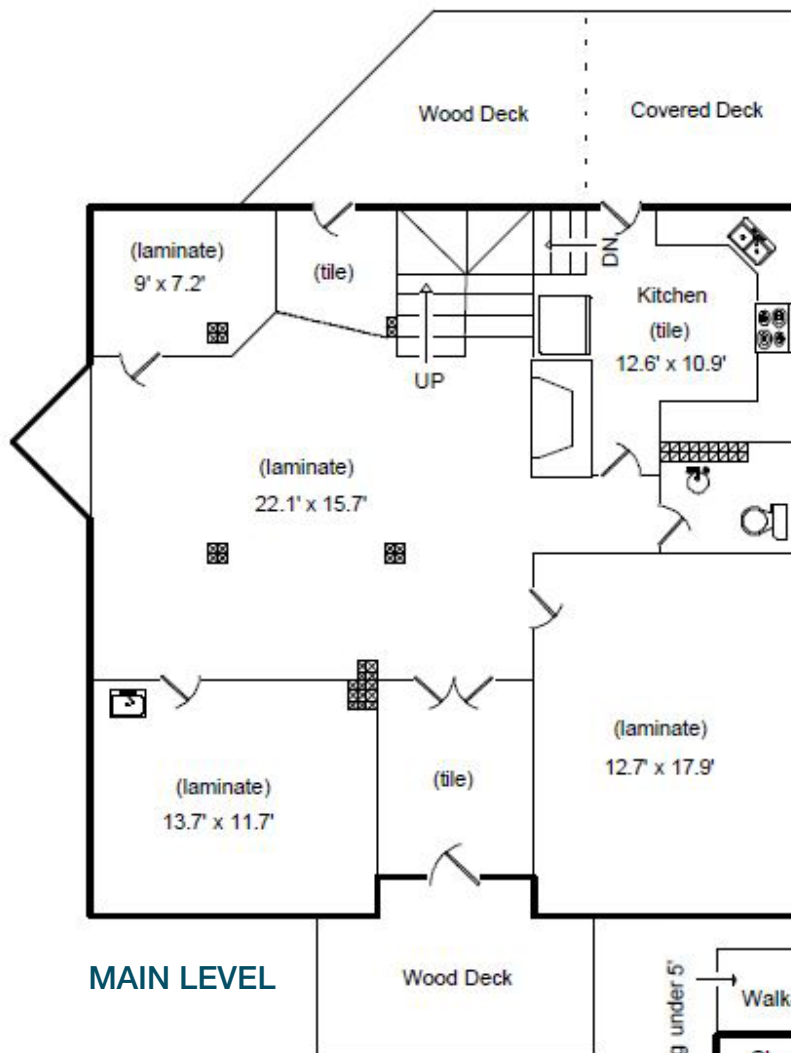
- Unique, modern finishes
- Multiple offices, conference room, open workspace or bullpen
- Full kitchen and break area
- Abundant natural light
- Large back deck and entrance from parking area
- Private restroom on main floor and on second level



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. 4/15/2024

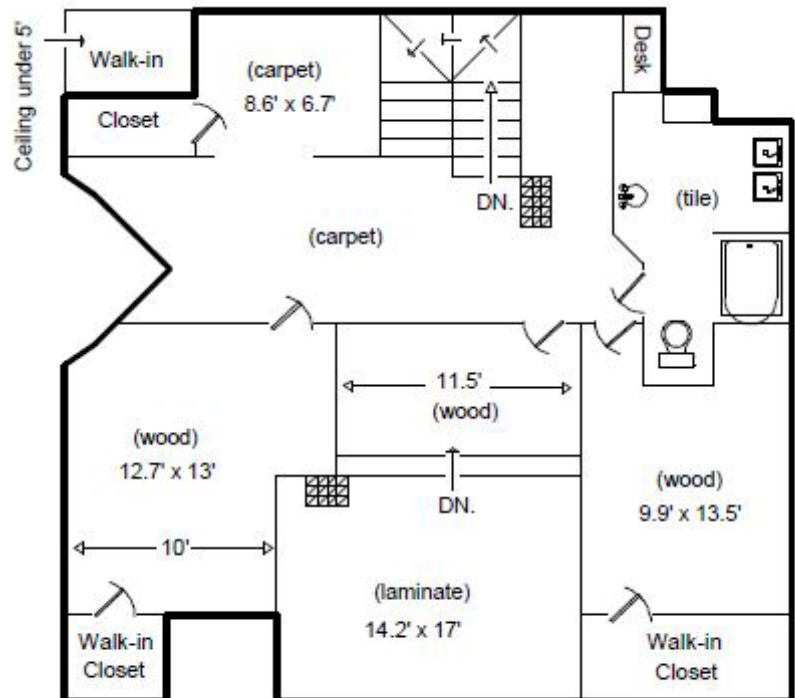
OFFICE SPACE FOR LEASE

1349 N. Cleveland Ave., Loveland, CO



BASEMENT
(storage only)

SECOND LEVEL

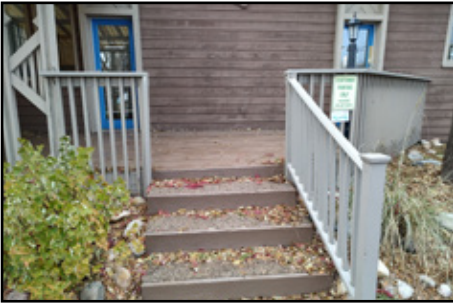


MONUMENT SIGN

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. 4/15/2024

OFFICE SPACE FOR LEASE

1349 N. Cleveland Ave., Loveland, CO



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. 4/15/2024