

OFFICE / FLEX CONDO FOR LEASE



247 W 67th Ct, Suite 231

Loveland, CO 80538

2,212 SF

\$12.00/SF NNN (\$9.73/SF)

HIGHLIGHTS

- Functional Flex/Office space with 4 private offices, 2 bathrooms, and open workspaces
- Convenient North Loveland location adjacent Highway 287, a growing area in need of services
- Open floor plan with many possibilities from small gym/yoga to open bull pen or minor assembly

PROPERTY OVERVIEW

Building SF	14,755 SF (Complex)
Year Built	1999
Zoning	I - Developing Industrial
Parking	Unreserved
Ceiling Height	X'
HVAC	Forced Air Heat & AC
Electrical	200A 208V 3 Phase

TRAFFIC COUNTS

US Hwy 287 @ W 71st Ave	37,000 VPD
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USES

Allowed Use Business Services, Veterinarian (Small Animal), Light Industry, and Workshop

Limited Use Brew Pub, Distillery Pub, Office General & Medical, Personal Services, Recording Studio, Retail Sales & Services, Kennel (Indoor) or Pet Store, Vocational/Trade School

(1) Some but not all uses for Developing Industrial - I zoning are listed. Ask broker for more information.

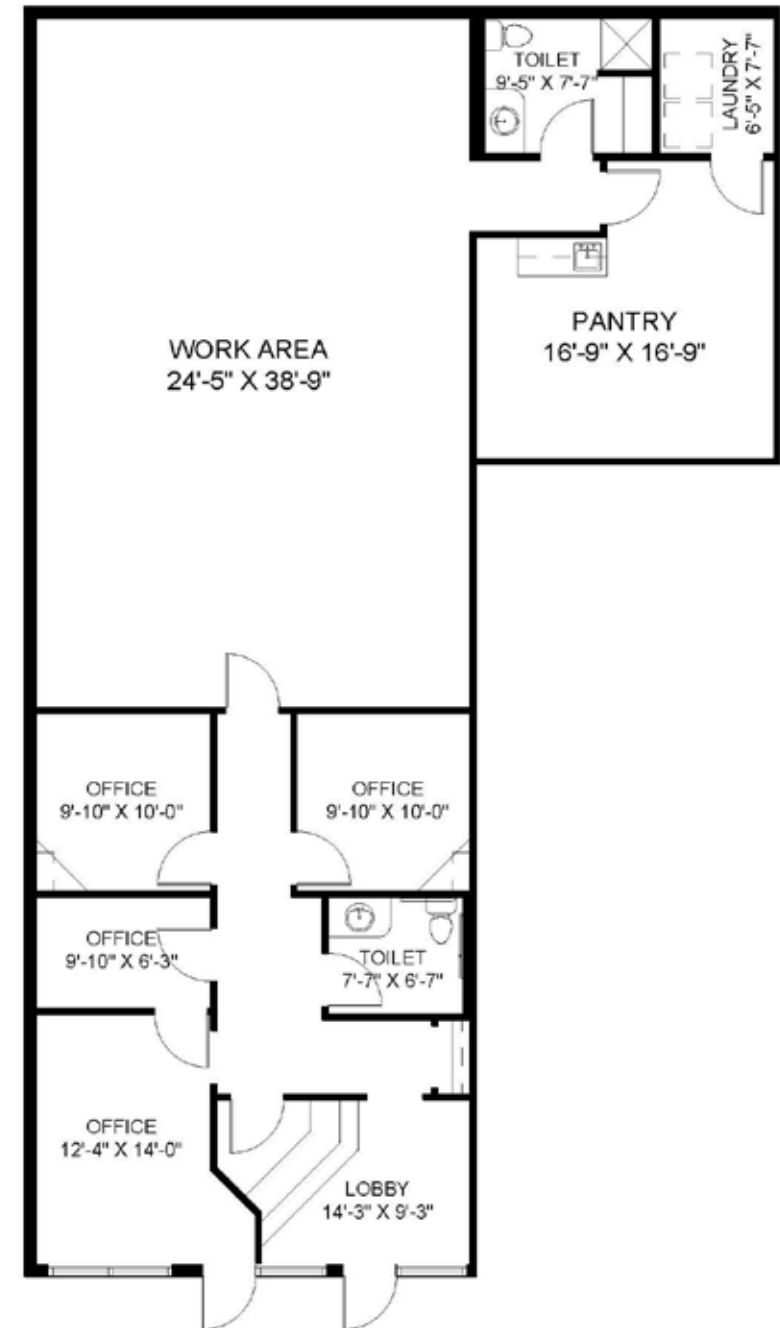


DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile	City	County
Population	4,149	60,604	92,953	79,815	381,570
Pop. % Annual Change (10 Year)	2.33%	2.67%	2.30%	1.26%	1.82%
Median Household Income	\$64,510	\$95,685	\$93,442	\$82,287	\$92,526
Households	1,793	16,571	46,844	34,812	156,332
Median Age	41.7	43.1	42.2	42.8	38.4
High School Education	93.6%	18.2%	17.2%	96.7%	97.3%
College Education	49.1%	13.2%	16.2%	53.8%	63.9%
Owner Occupied Housing	71.9%	72.5%	63.4%	60.7%	57.5%
Non-Farm Payroll Total	1,833	29,558	48,977	44,176	180,313
Total Businesses	189	1,095	4,679	7,132	15,145

LONGVIEW MIDWAY BUSINESS CENTER

247 W. 67TH COURT
LOVELAND, CO 80538





Travel Distance

Interstate 25 - 5.75 miles
Downtown Denver, CO - 58 miles
Denver Int'l Airport (DIA) - 65 miles



**SUBJECT
PROPERTY**

287

W. 67th COURT



