



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space & Lease Rates:

Suite 1764: 1024 RSF

OPEX: NNN est. \$6.68/SF
+ gas and electric

Proposed Use:

- Professional office
- Meeting/Training/Conference facility
- Legal
- Accounting
- Engineering/architecture
- Counseling

LOVELAND COMMERCE CENTER

LEASE RATE: \$16.00/SF NNN (\$6.68/SF)

- Functional and updated office space with high visibility from US Highway 34 (E. Eisenhower Blvd) with over 48,000 VPD
- Central Loveland location with convenient access to US Highway 287 and I-25
- Close proximity to McKee Medical Center/Banner Health and East Loveland Medical Corridor, as well as close to many restaurants, hotels and other services
- Join a diverse and professional mix of tenants including real estate, chiropractic, medical, legal, counseling, engineering, and more
- Building and Monument signage on US Highway 34 available
- Second floor space with reception, 3 offices or 2 offices and conference room, kitchenette and private restroom

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DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	9,570	49,449	100,433
Avg. HH Income	\$104,423	\$109,368	\$123,110
Households	4,136	22,006	43,503
Businesses	640	3,072	4,454
Employees	6,923	33,283	50,957



TRAFFIC COUNTS (Source: STDBOnline)

E. Eisenhower Blvd E. of Boise Ave.	49,000 VPD
Boise Ave. N. of Eisenhower Blvd.	13,591 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. 10/2/2026

OFFICE SPACE FOR LEASE

1764 Topaz Drive, Loveland, CO



Reception Area



In-suite Kitchenette



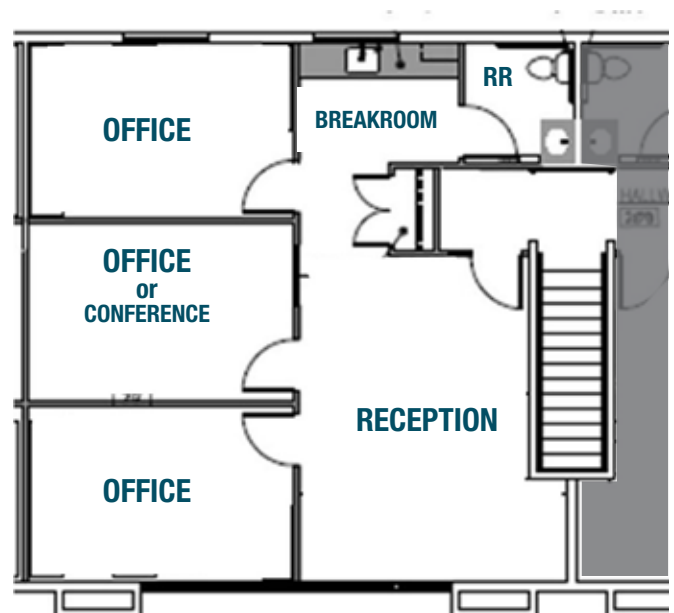
Large Front Office



Back Office

1764 Topaz - 1,024 RSF - \$16.00/SF NNN

- Functional office build-out with 3 private offices or 2 offices and 1 conference room
- In-suite kitchenette and private restroom
- Newer carpet, paint & LED lighting
- Excellent natural light with windows on front and back of space
- Monument & building signage available



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OFFICE SPACE FOR LEASE

1764 Topaz Drive, Loveland, CO



- Available Tenant Directory signage as well as window lettering to help direct customers to suites
- Monument signage on US Highway 34 visible to 44,000+ vehicles per day
- Located just 8 minutes from I-25/US Highway 34 Interchange
- Building signage available



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