



1720-1780 Topaz Drive, Loveland, CO OFFICE SPACE FOR LEASE



PROPERTY DETAILS

Available Space & Lease Rates:

Suite 1720 - 1024 RSF - \$16/SF NNN
Suite 1728 - 2,048 RSF - \$16/SF NNN
Suite 1780 - 1067 RSF - \$12/SF NNN

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

Proposed Use:

Professional office, legal, accounting,
engineering/architecture, counseling, and
more

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LOVELAND COMMERCE CENTER

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

SUITE 1780: \$12/SF NNN (CURRENT LAYOUT)

- 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, engineering, and more
- Building and Monument signage on US Highway 34 available
- Suite 1720: main floor suite with open reception, 3 offices and kitchenette
- Suite 1728: main floor suite with reception, 4-6 offices, conference, kitchenette, copy room and storage
- Suite 1780: second floor, open floor plan (can be finished with up to 4 offices)



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,610	49,697	96,770
Avg. HH Income	\$96,960	\$104,124	\$114,367
Households	4,090	21,853	41,514
Businesses	692	3,067	4,348
Employees	7,569	33,740	52,084



TRAFFIC COUNTS (Source: STDBOnline)

Boise Ave. @ E. Eisenhower Blvd	46,000 VPD
E. Eisenhower Blvd E. of Boise Ave.	43,000 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.4/9/2025

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1720 Topaz - 1,024 RSF

- 3 Private offices, reception, kitchenette, private restroom
- Main floor unit with transom windows to allow abundant natural light throughout
- Offices have LVP flooring and built-in cabinets/storage
- Cabinets can be removed if desired



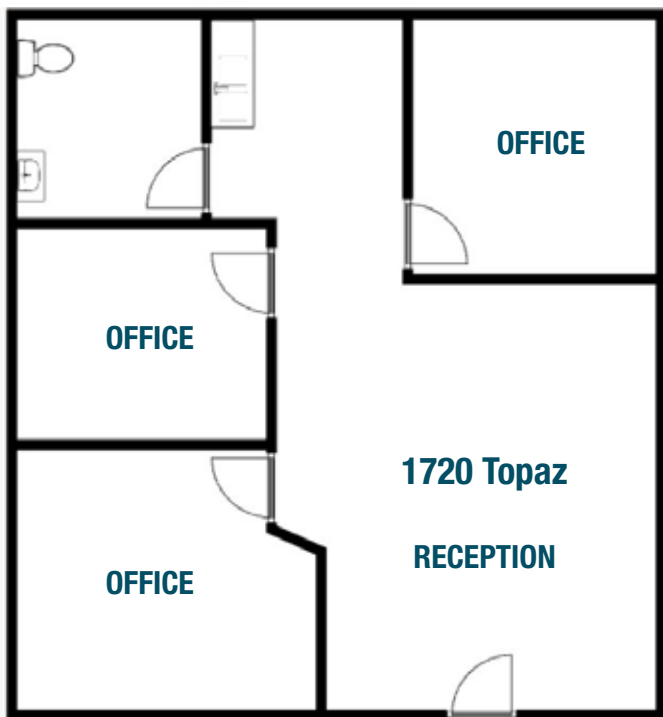
1720 Topaz



1720 Topaz



1720 Topaz



1720 Topaz



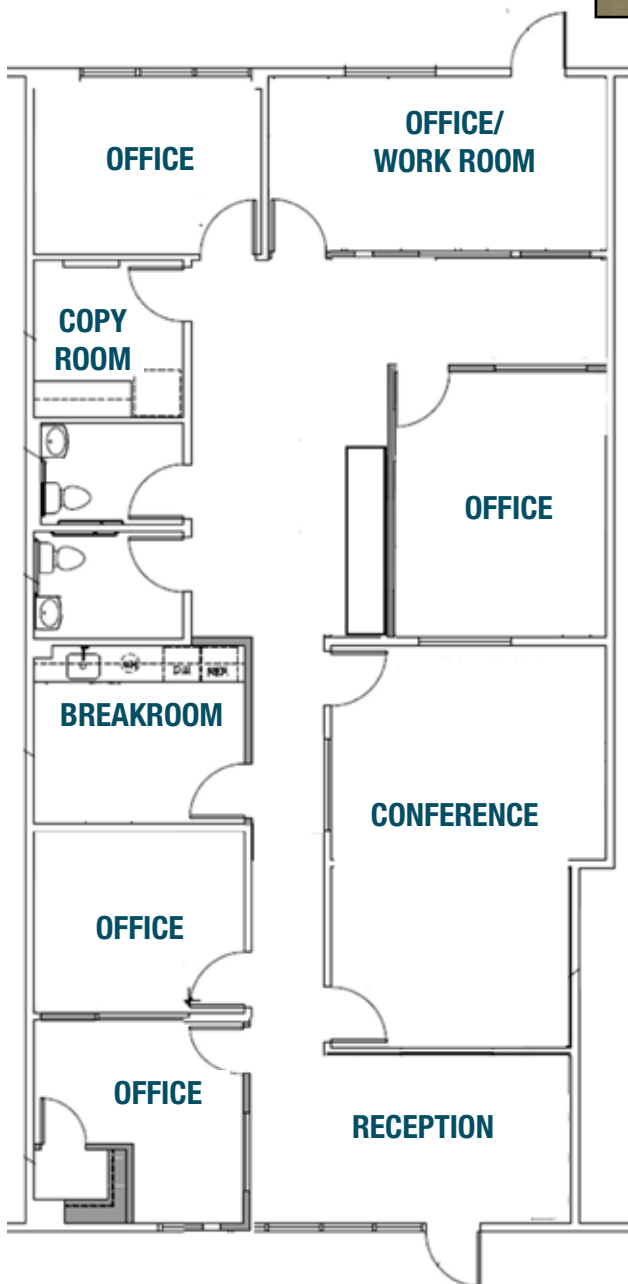
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1728 Topaz - 2048 RSF

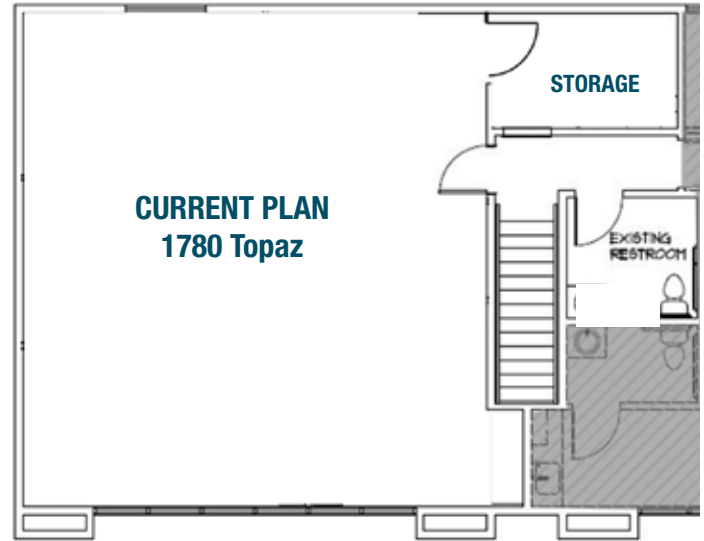
- 4-6 Private offices, reception, break room, private restrooms
- Work room or back office with rear entry
- Copy Room/Storage
- Main floor unit with rear entry and parking in back of building



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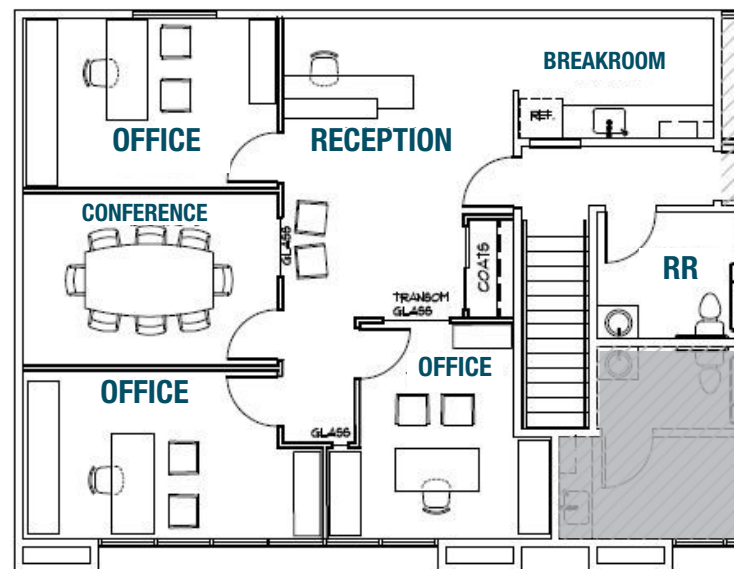
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1780 Topaz - 1,067 RSF - \$12.00/SF NNN

- Large open room conducive to training/classroom, bullpen, yoga, etc...
- Large storage closet - can be converted to kitchenette
- Newer carpet, paint & LED lighting
- Second floor suite with abundant windows for natural light
- Potential for office build-out with 3 offices, conference, reception and kitchenette - depending upon desired term
- Lease rate with Conceptual Plan and 3-5 year term:
\$16.00/RSF NNN

CONCEPTUAL PLAN



OFFICE SPACE FOR LEASE

1720-1780 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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