



1764 - 1780 Topaz Drive, Loveland, CO OFFICE SPACE FOR LEASE



PROPERTY DETAILS

Available Space & Lease Rates:

Suite 1764: 1024 RSF

Suite 1780: 1067 RSF

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

Proposed Use:

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

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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
- **Suite 1764:** second floor space with reception, 3 offices or 2 offices and conference room, kitchenette and private restroom
- **Suite 1780:** second floor space with reception, 3 offices, conference room and kitchenette/breakroom - Build-out near completion!



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	9,803	49,848	98,208
Avg. HH Income	\$95,652	\$100,493	\$111,314
Households	4,207	22,126	42,556
Businesses	645	3,093	4,446
Employees	7,292	34,134	51,305



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. 6/26/2026

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Reception Area



In-suite Kitchenette



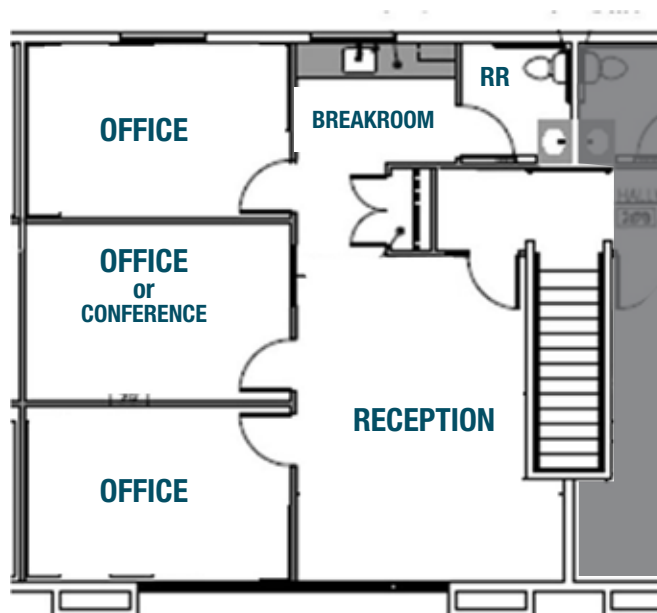
Large Front Office



Office or Conference Room

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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Build-out Near Completion

1780 Topaz - 1,067 RSF - \$16.00/SF NNN

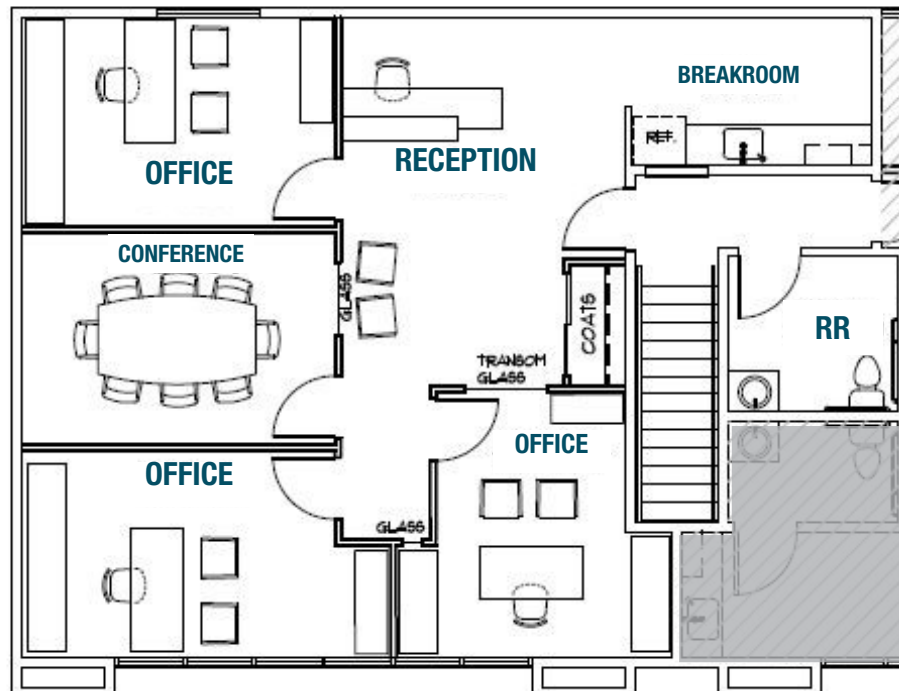
- Second floor suite with abundant windows for natural light
- New office build-out NEAR COMPLETION with 3 offices, conference, reception and kitchenette
- Newer carpet, paint & LED lighting



Build-out Near Completion



Build-out Near Completion



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OFFICE SPACE FOR LEASE

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- 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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