

OFFICE SPACE FOR LEASE

295 E. 29th Street, Loveland, CO



PROPERTY DETAILS

Available Space:

Suite 50: 778 RSF
Suite 10: 1,799 RSF
Suite 130: 1,695 RSF
Suite 215: 848 RSF

Lease Rate: \$13 - \$16/SF NNN

Expenses: NNN \$9.48/SF
w/utilities NNN \$12.17/SF

Co-Tenants:

- Points West Bank
- Emerson & Associate CPAs
- Junior Achievement
- Kastl Insurance
- Red Dot Tax & Bookkeeping
- Integrated Therapies

Nathan Klein

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Rico Devlin

Sr. Partner/Sr. Broker
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ORCHARDS PROFESSIONAL CENTER

LEASE RATE: \$13 - \$16/SF NNN (\$9.48/SF)

- Move-in ready office suites in excellent location near 2nd busiest intersection in Loveland
- High traffic grocery anchored retail center with many restaurants and services nearby
- Fully remodeled building, landscaping and common areas with modern professional look
- Suite 10 - fully updated, 5 offices, reception, conference and kitchenette
- Suite 50 - fully updated, reception and either 3 offices or 2 offices and one conference room
- Suite 130 - fully updated, main floor suite with 6 offices, reception and kitchenette
- Suite 215 - fully updated, elevator served second floor suite with 2 offices, conference and reception
- Excellent professional co-tenancy with monument signage available on 29th Street



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	9,432	63,119	98,407
Avg. HH Income	\$85,249	\$100,048	\$109,046
Households	4,028	27,174	43,288
Businesses	525	2,800	4,055
Employees	4,725	27,276	46,438



TRAFFIC COUNTS (Source: STDBOnline)

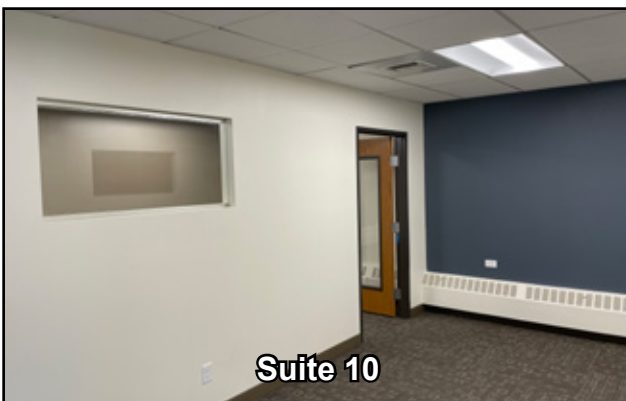
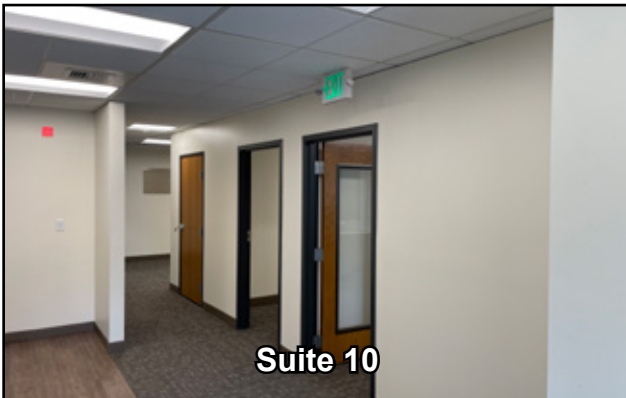
E. 29th St. btwn Lincoln & Linden	17,450 VPD
US Hwy 287 at 29th St. turn off	27,000 VPD

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. 5/6/2024

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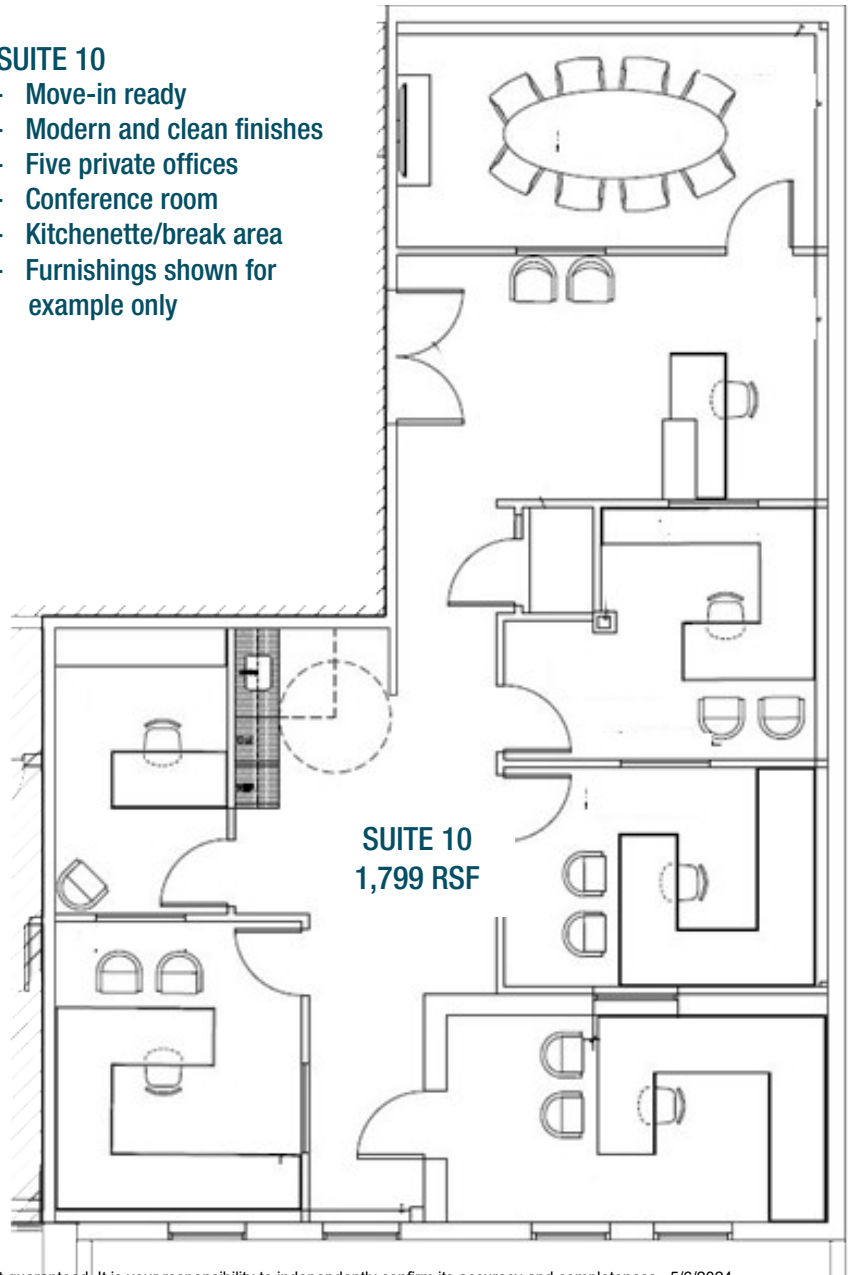
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SUITE 10

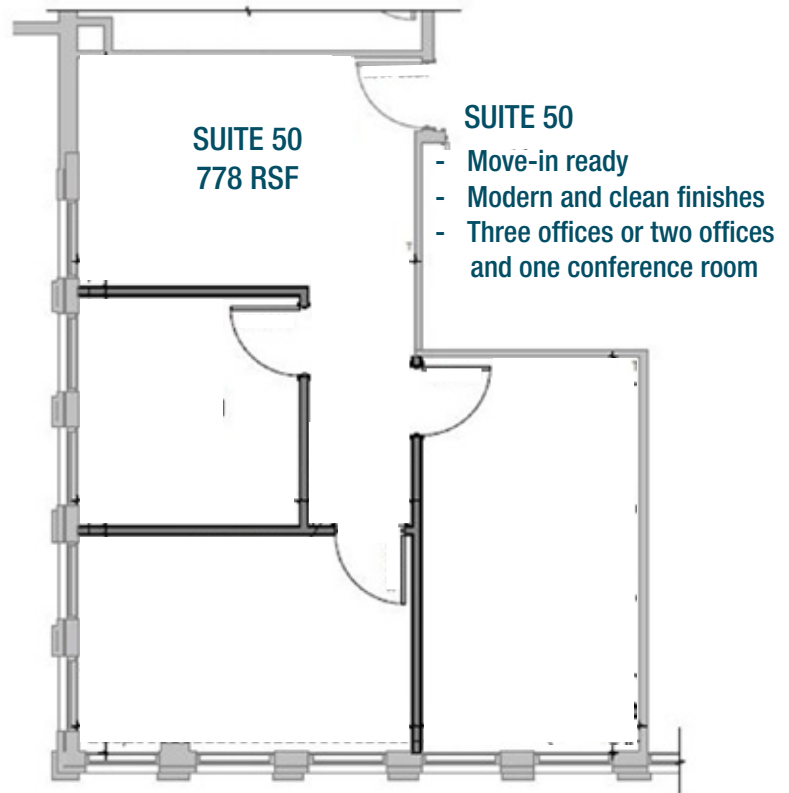
- Move-in ready
- Modern and clean finishes
- Five private offices
- Conference room
- Kitchenette/break area
- Furnishings shown for example only



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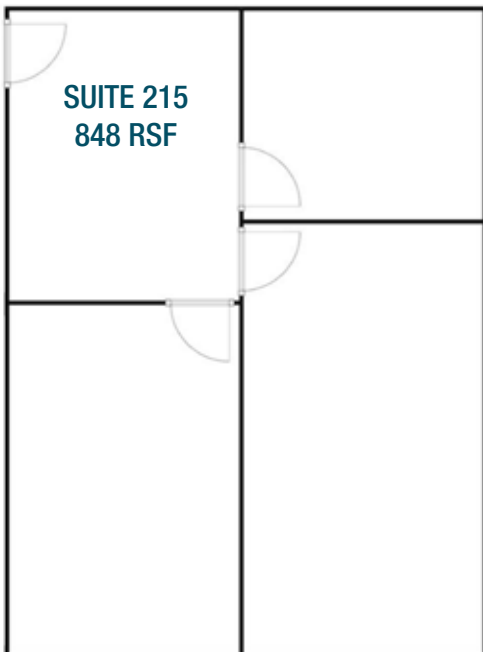
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SUITE 215

- Move-in ready
- Modern and clean finishes
- Reception, 2 offices, conference
- Furnishings not included



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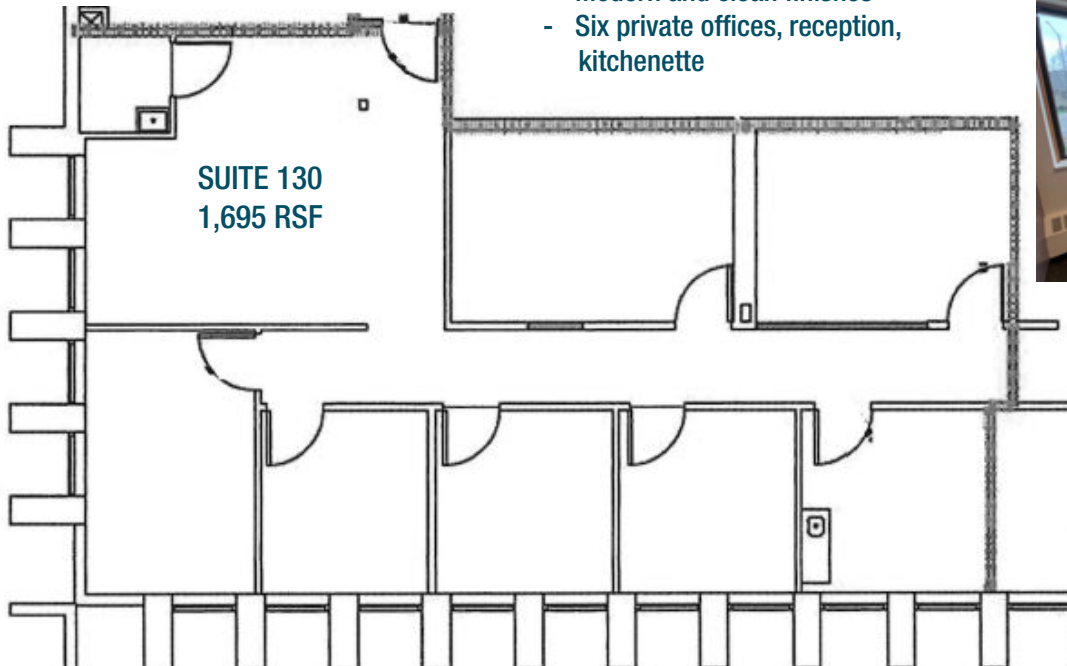
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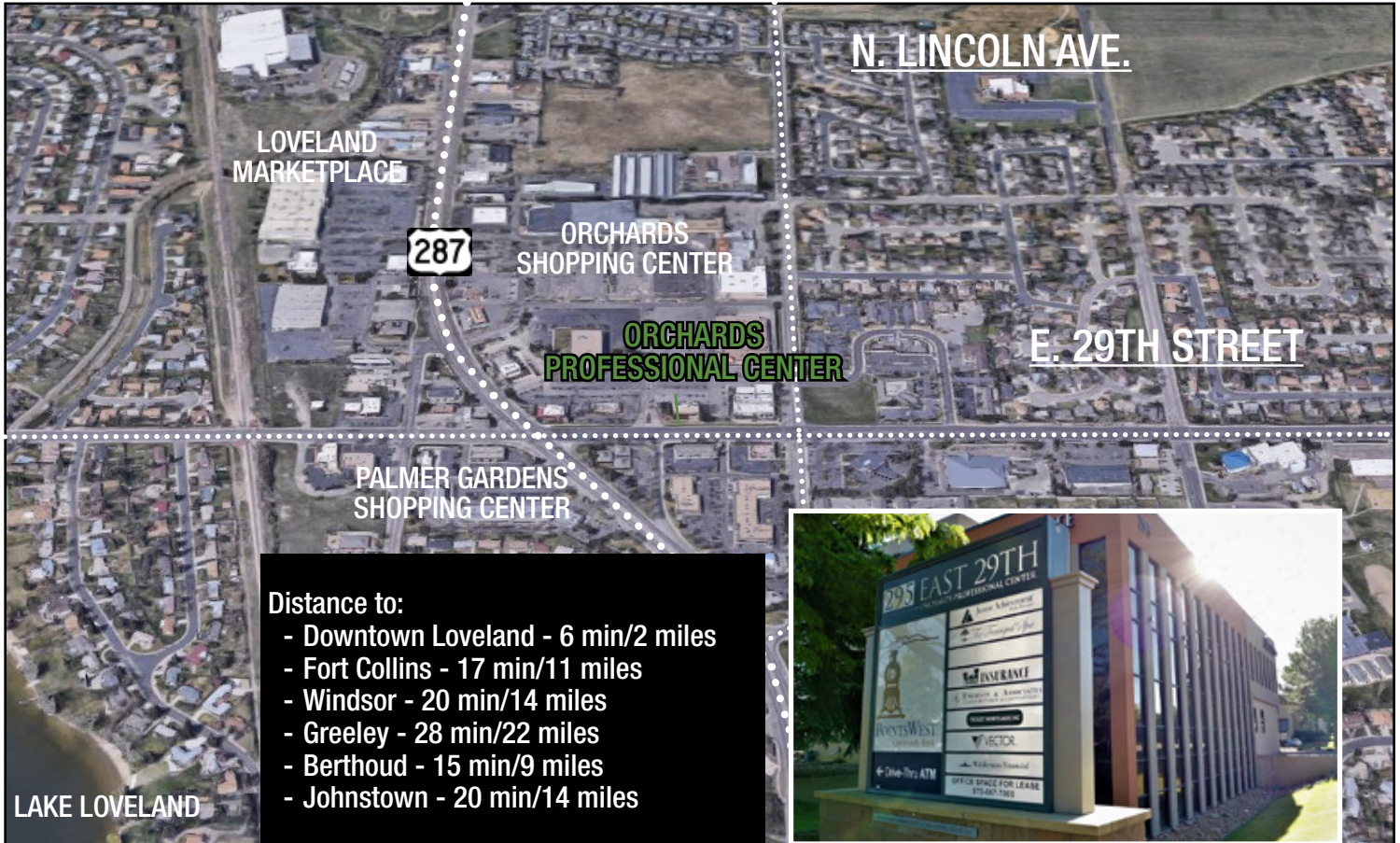
SUITE 130

- Modern and clean finishes
- Six private offices, reception, kitchenette



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