

OFFICE SPACE FOR LEASE

295 E. 29th Street, Loveland, CO



PROPERTY DETAILS

Available Space:

- Suite 50: 778 RSF
- Suite 70: 402 RSF
- Suite 10: 1,799 RSF
- Suite 130: 1,475 RSF (avail. 5/1/24)
- 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

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Rico Devlin

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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 70 - fully updated, single office and reception area
- 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 2023, 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



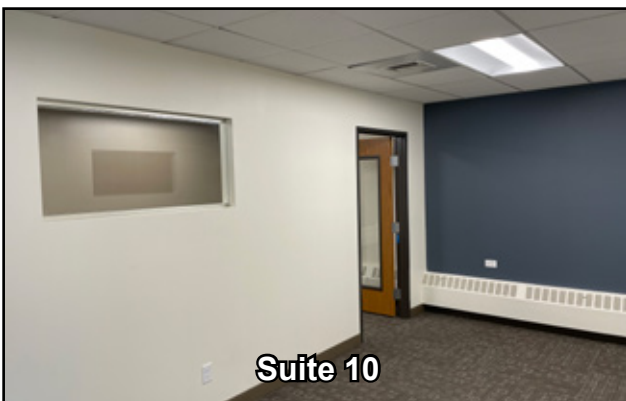
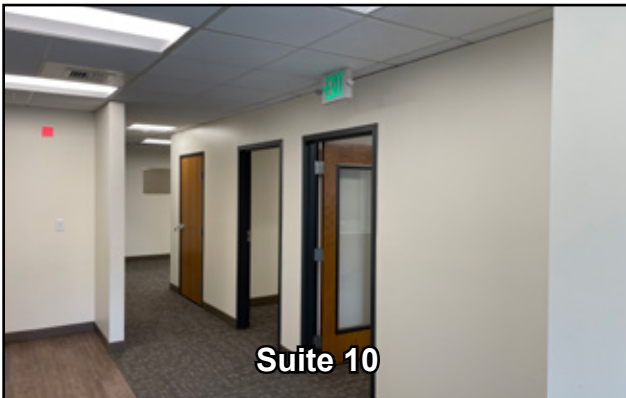
TRAFFIC COUNTS (Source: STDBOnline)

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

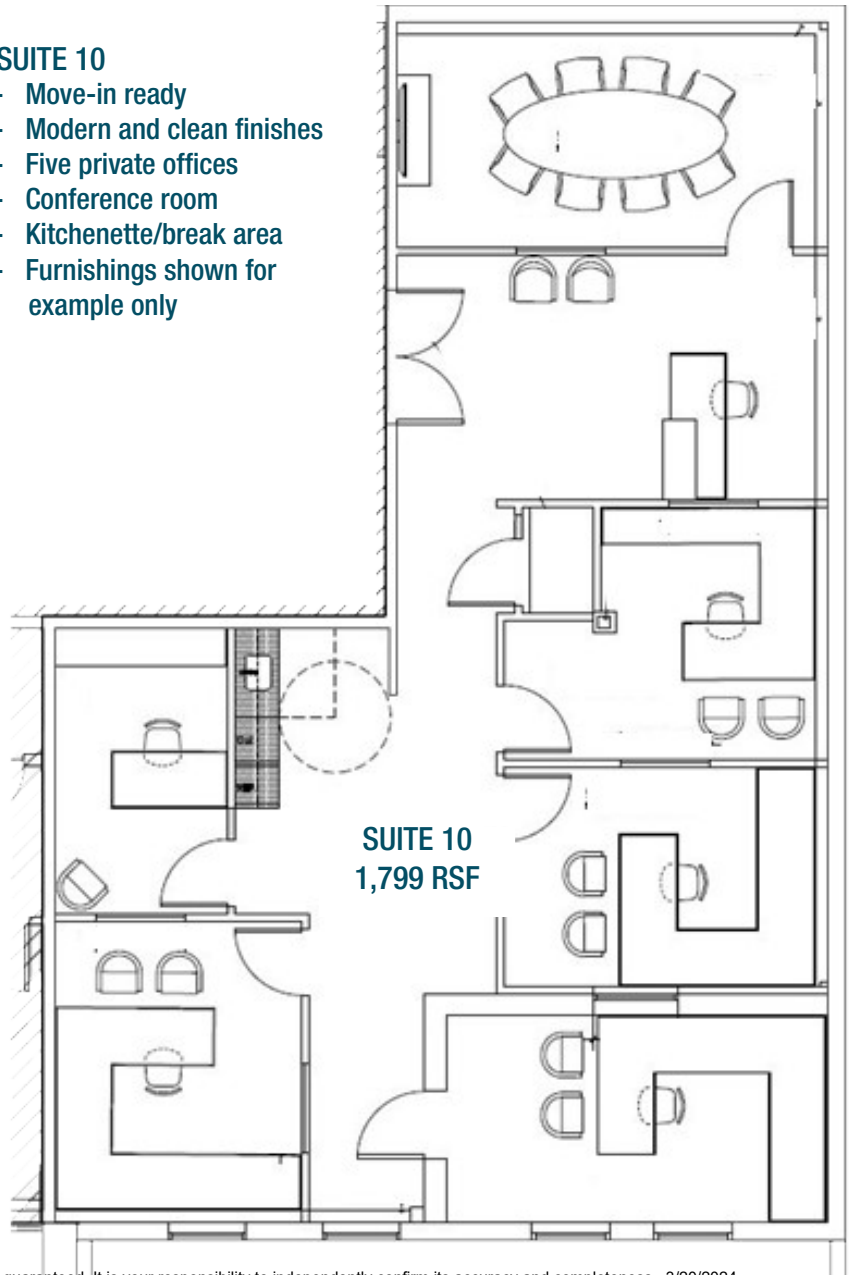
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295 E. 29th Street, Loveland, CO



- 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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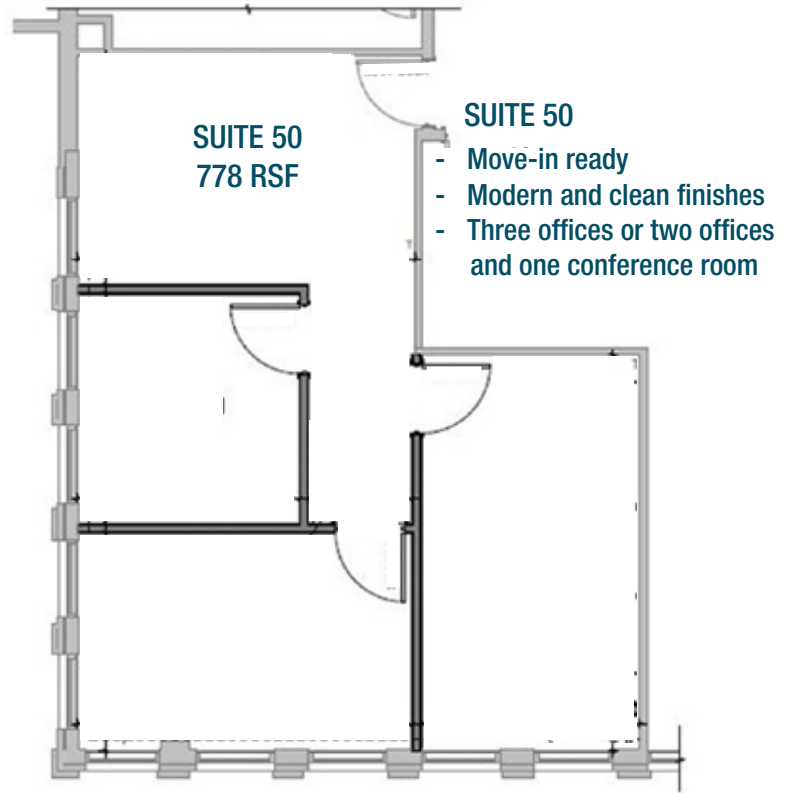
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Suite 50

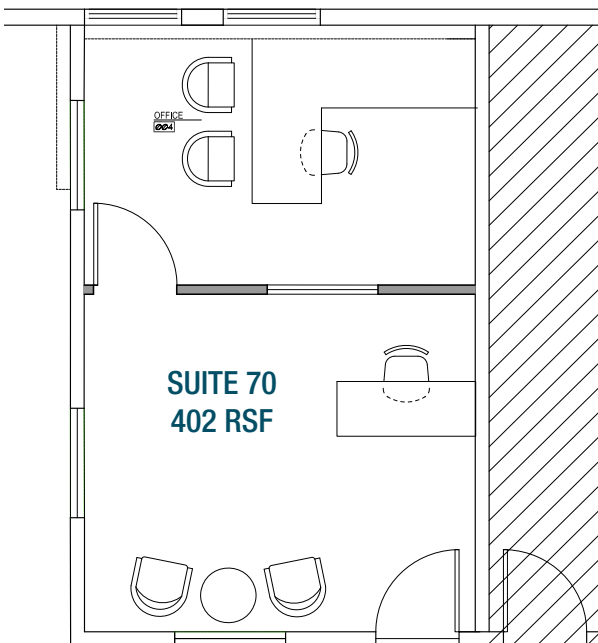


Suite 50



SUITE 70

- Move-in ready
- Modern and clean finishes
- Reception/waiting area and single office
- Furnishings shown for example only



Suite 70



Suite 70

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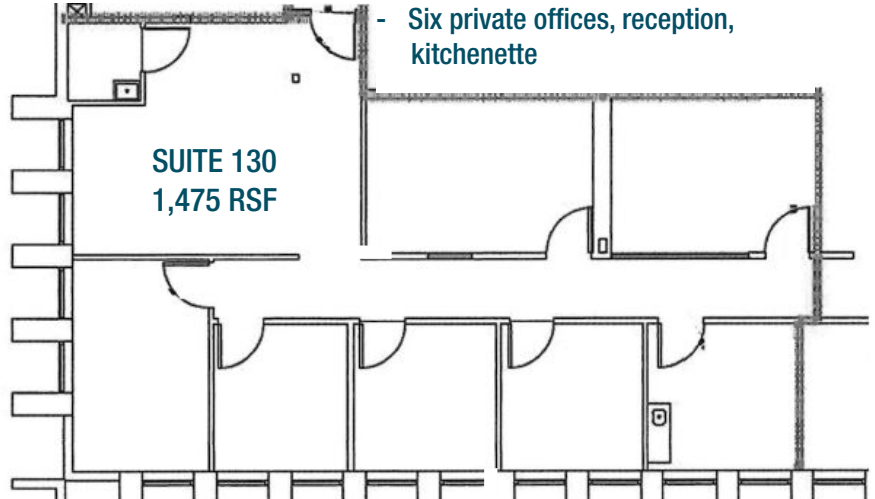
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SUITE 130

- Available May 1, 2024
- Modern and clean finishes
- Six private offices, reception, kitchenette



Suite 130



SUITE 130
1,475 RSF



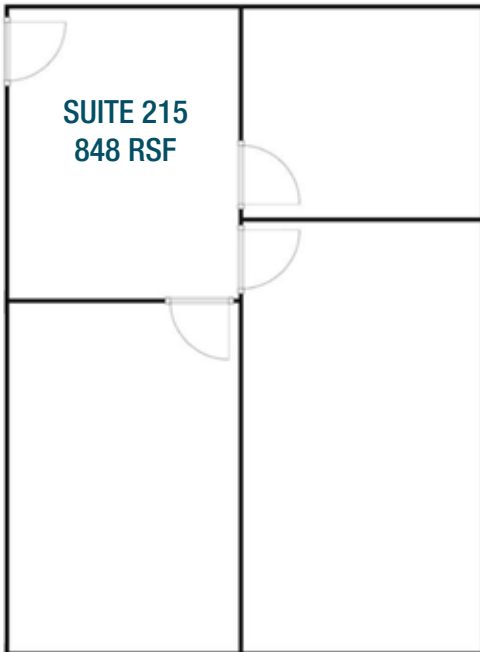
Suite 130



Suite 130

SUITE 215

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



SUITE 215
848 RSF



Suite 215



Suite 215

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- Distance to:
- Downtown Loveland - 6 min/2 miles
 - Fort Collins - 17 min/11 miles
 - Windsor - 20 min/14 miles
 - Greeley - 28 min/22 miles
 - Berthoud - 15 min/9 miles
 - Johnstown - 20 min/14 miles



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