

# OFFICE SPACE FOR LEASE

295 E. 29th Street, Loveland, CO



MINDFULLY CREATING COMMUNITY

## PROPERTY DETAILS

### Available Space:

Suite 260: 967 RSF

Suite 130: 1,695 RSF

Lease Rate: \$16.00/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
- Snail Games USA

## Nathan Klein

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## ORCHARDS PROFESSIONAL CENTER

**LEASE RATE: \$16.00/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 260 - fully updated, elevator served second floor suite with reception, 2 offices, conference and coffee bar - beautiful west facing views
- Suite 130 - fully updated, main floor suite with 6 offices, reception and kitchenette
- Excellent professional co-tenancy with monument signage available on 29th Street



### DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	8,992	62,569	97,908
Avg. HH Income	\$87,009	\$103,147	\$113,341
Households	3,782	27,027	41,551
Businesses	535	2,971	4,248
Employees	4,795	29,243	49,497



### TRAFFIC COUNTS (Source: STDBOnline)

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

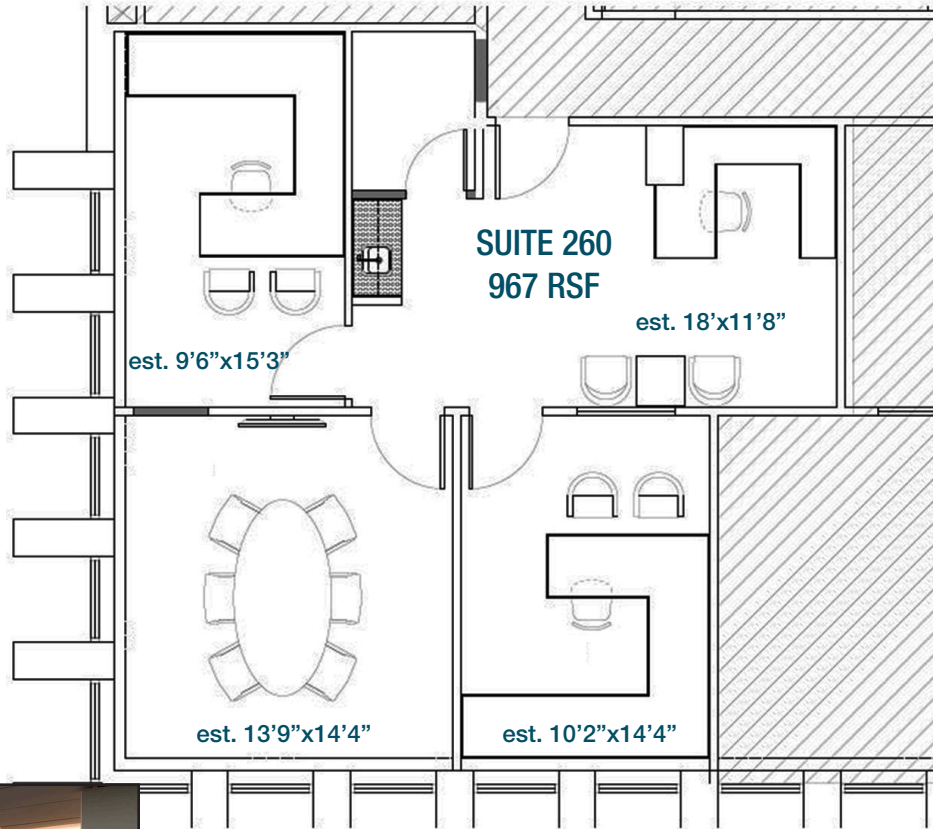
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## SUITE 260

- Move-in ready
- Modern and clean finishes
- Reception and coffee bar
- Two offices and conference room
- Beautiful west facing views



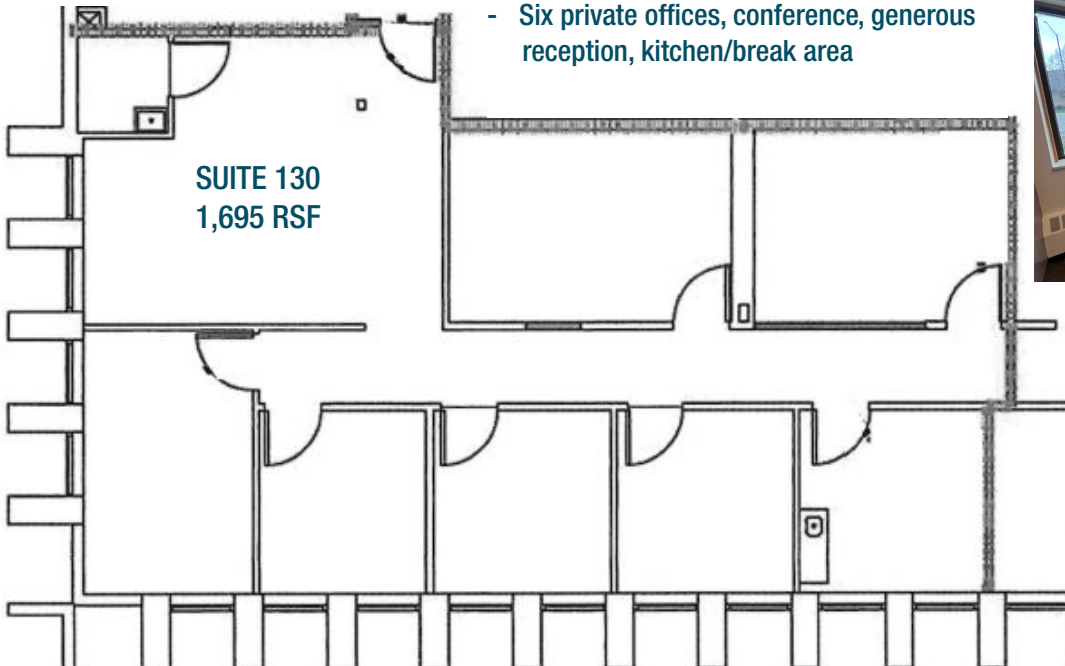
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### SUITE 130

- Modern and clean finishes
- Six private offices, conference, generous reception, kitchen/break area



# ORCHARDS PROFESSIONAL CENTER

295 E. 29th Street, Loveland, CO



- 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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