



## PROPERTY DETAILS

Available Space: 1,812 RSF

Lease Rate:

Suite 200 - \$13.50/RSF MG

Proposed Use:

- Professional Office
- Legal
- Accounting
- Engineering
- Yoga

Co-Tenants:

Mind Matters Counseling  
Loveland Lash & Skin Lounge  
Colorado Family Roofing

**Chris Johnston**

Broker Associate

970-420-5652

chris@lcrealestategroup.com

**Rico Devlin**

Sr. Partner/Sr. Broker

970-413-1182

rico@lcrealestategroup.com

## ABARR OFFICE SUITES

**LEASE RATE: \$13.50/RSF MG**

- Move-in ready office suite in excellent location on the South end of Abarr Lake, just off of N. Taft Avenue
- Central location boasts excellent access to N. Taft Avenue and US Highway 34
- Recently updated and functional office suite ready for your tenancy with a modern and professional look
- Suite 200 (Upstairs) gains access from interior common area stairway as well as a separate exterior entry from the West end of the building offering a large space ready for tenant specific finishes



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

	1 Mile	3 Mile	5 Mile
2024 Population	9,674	66,186	93,486
Avg. HH Income	\$97,146	\$100,324	\$112,360
Households	4,161	28,566	39,644
Businesses	292	2,867	3,685
Employees	2,936	26,625	37,314



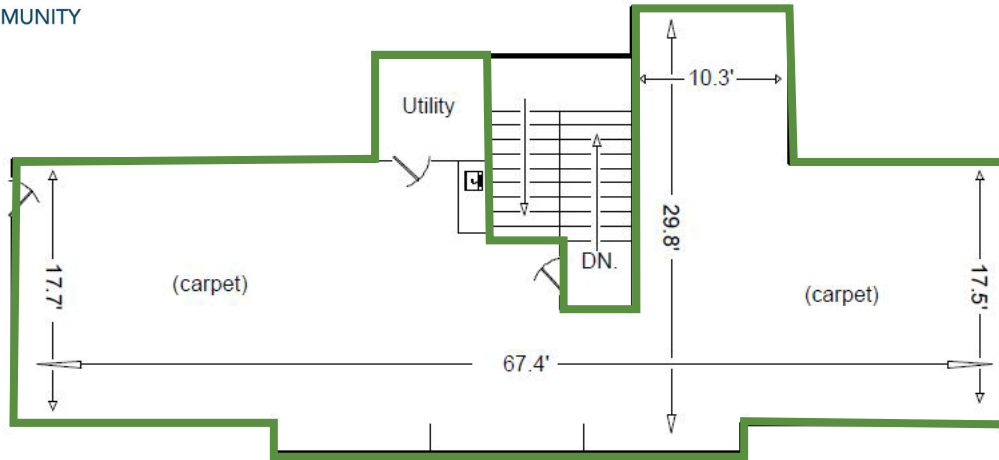
### TRAFFIC COUNTS (Source: STDBOnline)

N. Taft Ave north of Abarr Dr.

21,455 VPD

# OFFICE SPACE FOR LEASE

2530 Abarr Drive, Loveland, CO



## Suite 200: +/- 1,812 RSF

- \$13.50/RSF Modified Gross (\$2,039.00/month)
- Second floor unit
- Access from interior stairway or exterior stairway
- Open layout with kitchenette
- Abundant natural light
- Ready for tenant specific finishes
- Shared restrooms on main level



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. 10/2/2024

## OFFICE SPACE FOR LEASE

2530 Abarr Drive, Loveland, CO

### Distances from Property:

Downtown Loveland	6 min   3 miles
Fort Collins	18 min   12 miles
Windsor	22 min   15 miles
Greeley	29 min   23 miles



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. 10/2/2024