



PROPERTY DETAILS

Available Space
Suite 210 : 553 RSF

Lease Rate
\$13.50 /SF NNN

Co-Tenants

- Rebound Sports Therapy
- Stellah Salon
- Moon Massage
- Clark's Barber Shop
- Ores Law

Rico Devlin

Sr. Partner/Broker Associate
970-413-1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr
970-222-2473
nathan@lcrealestategroup.com

FIRESIDE SQUARE OFFICE SPACE

LEASE RATE: \$13.50/SF NNN (\$6.19/SF)

- Functional space located in high traffic area of 29th Street and Garfield Avenue in Central Loveland
- Suite 210 - Second floor, move-in ready large single office
- Ideal for any service retail/office needs, professional office, legal, accounting, engineering and many other uses
- Recently remodeled office with excellent modern finishes
- Quick and convenient access to US Highway 287
- Amazing west facing second floor mountain views



DEMOGRAPHICS (Source: STDB Online 2022, radius)

	1 Mile	3 Mile	5 Mile
2021 Population	10,419	65,946	100,872
Avg. HH Income	\$80,882	\$87,752	\$97,676
Households	4,163	26,942	40,663
Businesses	510	2,837	3,929
Employees	4,516	28,352	43,743



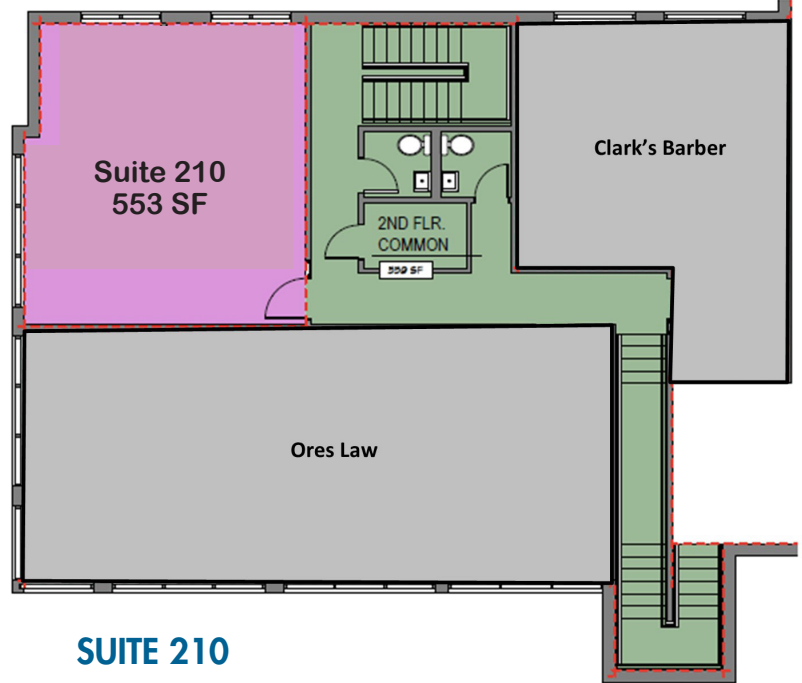
TRAFFIC COUNTS (Source: STDBOnline)

W. 29th Street @ Property	17,840 VPD
N. Garfield North of 29th St.	29,000 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. 5/2/2022

RETAIL/OFFICE SPACE FOR LEASE

107 W. 29th Street, Suite 210, Loveland,



SUITE 210

- 553 SF - \$13.50/RSF NNN
- Large open professional office
- Move-in ready



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