

OFFICE SPACE FOR LEASE

295 E. 29th Street, Loveland, CO



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space:

Suite 70: 402 RSF

Lease Rate: \$13.00/SF NNN

Expenses: NNN \$9.88/SF

w/utilities NNN \$12.59/SF

Co-Tenants:

- Points West Bank
- Emerson & Associate CPAs
- Junior Achievement
- Kastl Insurance
- Red Dot Tax & Bookkeeping
- Snail Games USA
- Advanced Injury Treatment Center

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ORCHARDS PROFESSIONAL CENTER

LEASE RATE: \$13.00/SF NNN (\$9.88/SF)

- Move-in ready small office suite 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 70 - fully updated, elevator served garden level, single office and reception area
- Excellent professional co-tenancy with monument signage available on 29th Street as well as building signage



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,912	63,031	98,577
Avg. HH Income	\$88,291	\$101,348	\$110,748
Households	3,796	27,497	42,287
Businesses	504	2,984	4,281
Employees	4,880	29,247	49,142



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. 7/29/2025

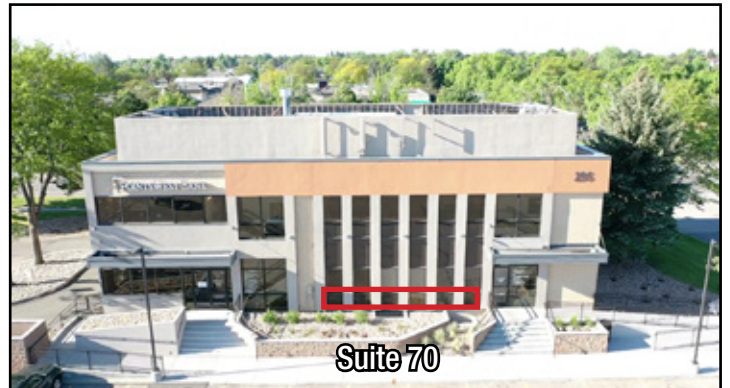
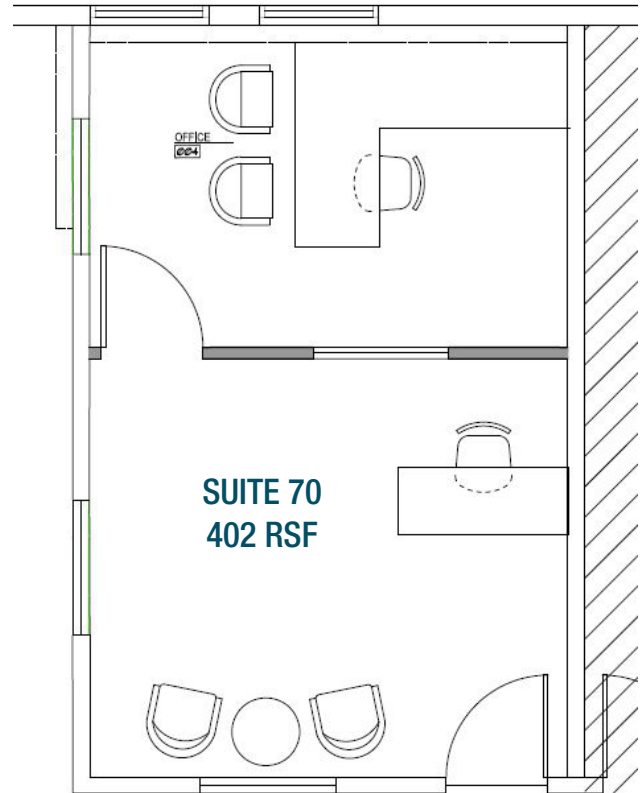
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ORCHARDS PROFESSIONAL CENTER

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SUITE 70

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



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