

# MEDICAL/DENTAL OFFICE SPACE AVAILABLE

2984 GINNALA DRIVE, LOVELAND, CO 80538

AVAILABLE  
FOR SALE OR  
LEASE



**AVAILABLE:** 2,909± RSF  
**SALE PRICE:** \$945,425  
**BASE RENT:** \$25.00 / SF  
**NNN:** \$9.75 / SF (includes utilities)  
**TOTAL RENT:** \$8,374.75 / month  
**AVAILABLE:** Now  
**ZONING:** B - Developing Business

## PROPERTY HIGHLIGHTS

- Monument signage available
- Four private offices, large exam area, x-ray room, two labs, breakroom, large reception and file room
- Abundant parking shared with other tenants
- Class A medical/dental space with central Loveland location
- Due to Deed restriction, office can not be sold or leased to an orthodontic practice

For more information:

Joe Palieri, CCIM

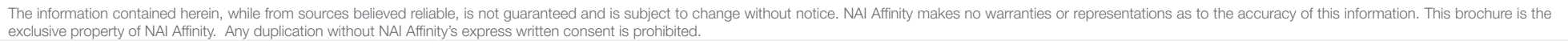
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# PROPERTY DETAILS & FLOOR PLAN

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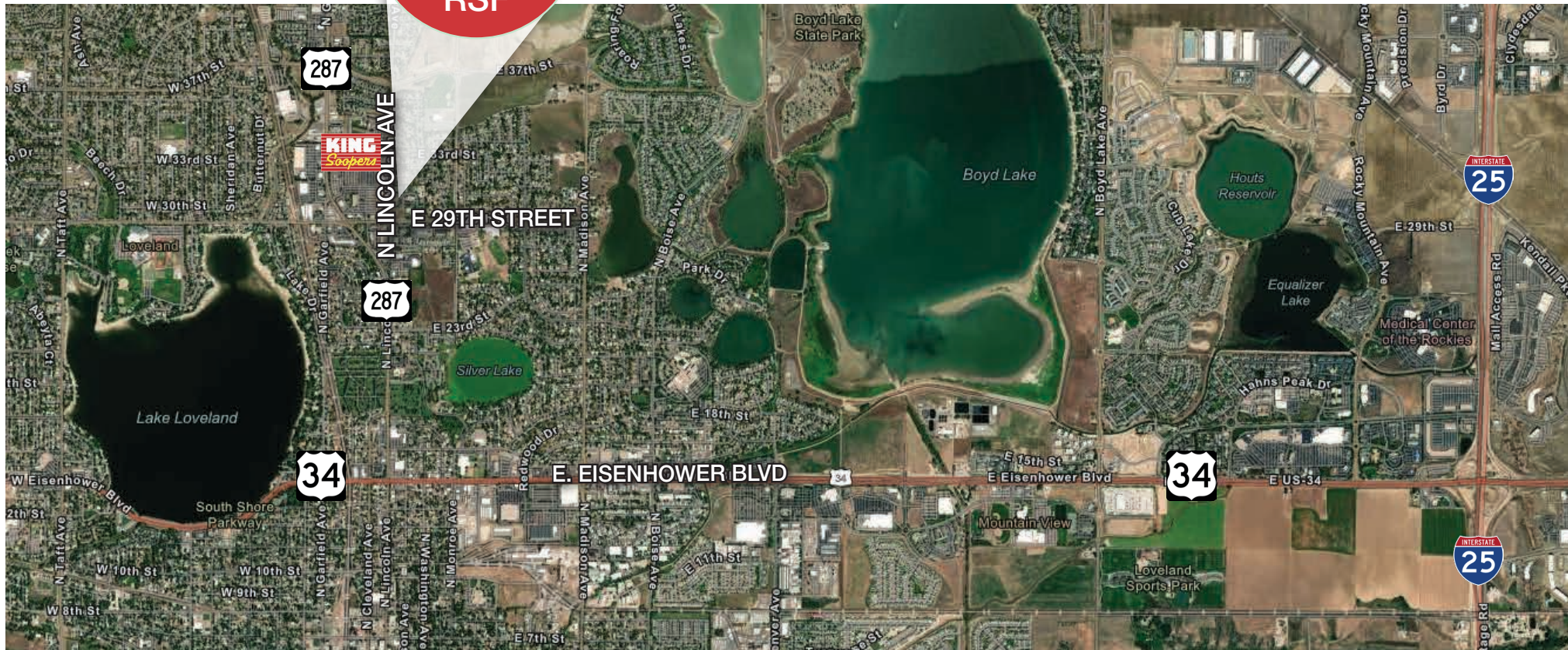
# DEMOGRAPHICS AND LOCATION MAP

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2024 Est. Population	9,322	61,584	99,115
2029 Projected Population	9,254	62,133	101,898
2024 Avg. Household Income	\$87,188	\$104,945	\$113,564
Median Age	41.1	42.3	42.2
Daytime Employment	5,067	30,511	54,688

Source: Site To Do Business, January 2025

Available  
2,909±  
RSF



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