

SALE PRICE: \$1,500,000 (\$132/SF)

2300 W. EISENHOWER BOULEVARD

Loveland, CO 80537



11,366 SF OFFICE BUILDING FOR SALE





This premier professional building offers a rare combination of 8,899 SF of primary office space and a functional 2,467 SF finished walkout basement, providing a versatile total of 11,366 SF. Situated on a 1.42-acre lot, the property features high-visibility frontage along the W Eisenhower/Highway 34 corridor, ensuring exceptional daily traffic counts and signage exposure. With ample parking to accommodate both staff and clients, this site is perfectly suited for a high-traffic professional service center.

BUILDING HIGHLIGHTS

BUILDING SIZE

11,366 SF

YEAR BUILT

1954/1970

CLEAR HEIGHT

11'

BUILDING TYPE

Office

TOTAL LAND SIZE

1.42 AC

STORIES

2

PARKING

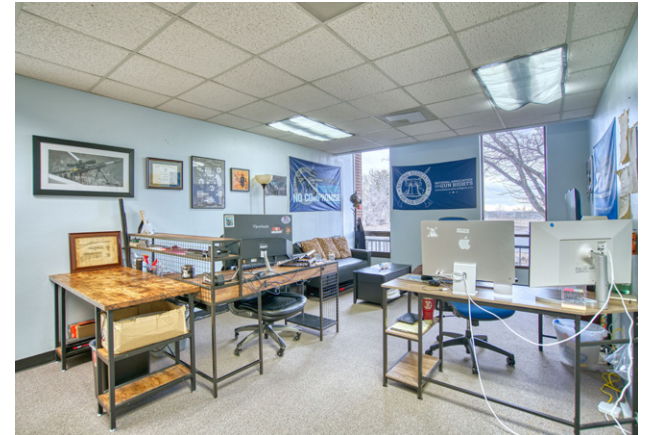
50 Spaces

ZONING

B-Developing Business



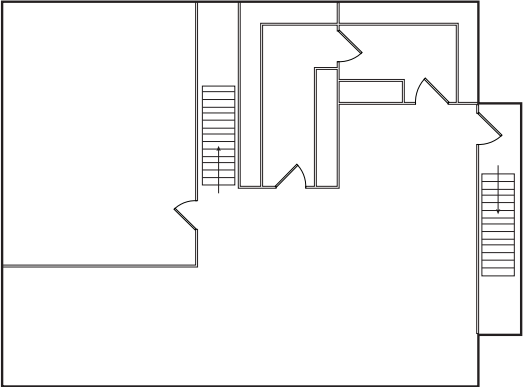
PROPERTY PHOTOS



FLOOR PLAN

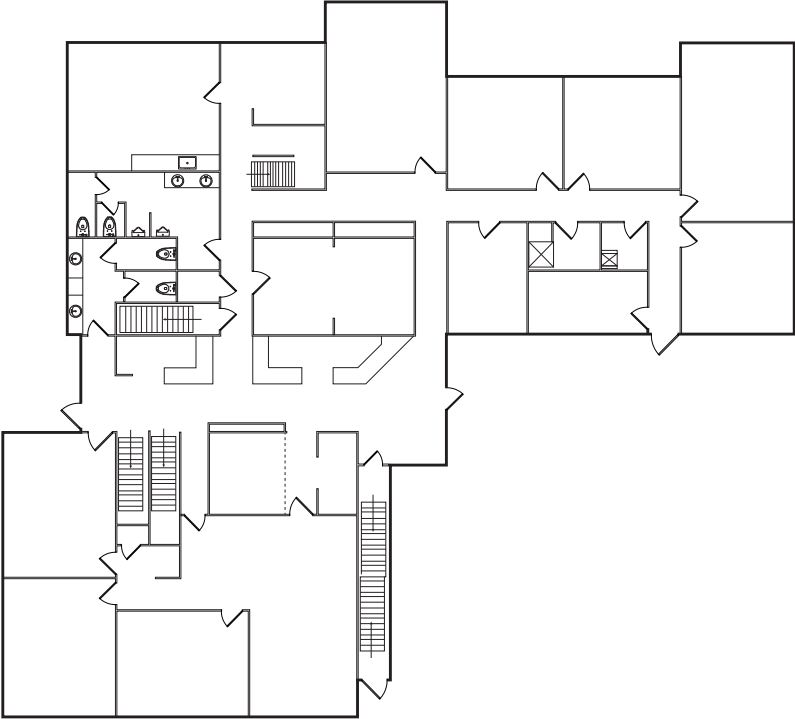
BASEMENT

2,467 SF



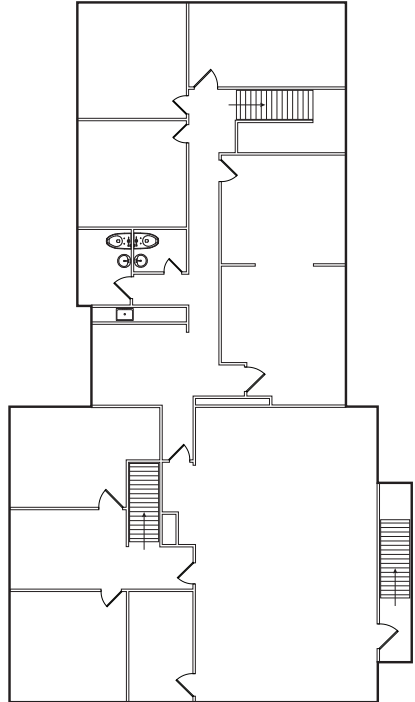
1ST FLOOR

5,454 SF



2ND FLOOR

3,445 SF



AMENITIES MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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