



FOR LEASE

1300 E. Eisenhower Blvd.

Loveland, Colorado 80537



Retail Space Available

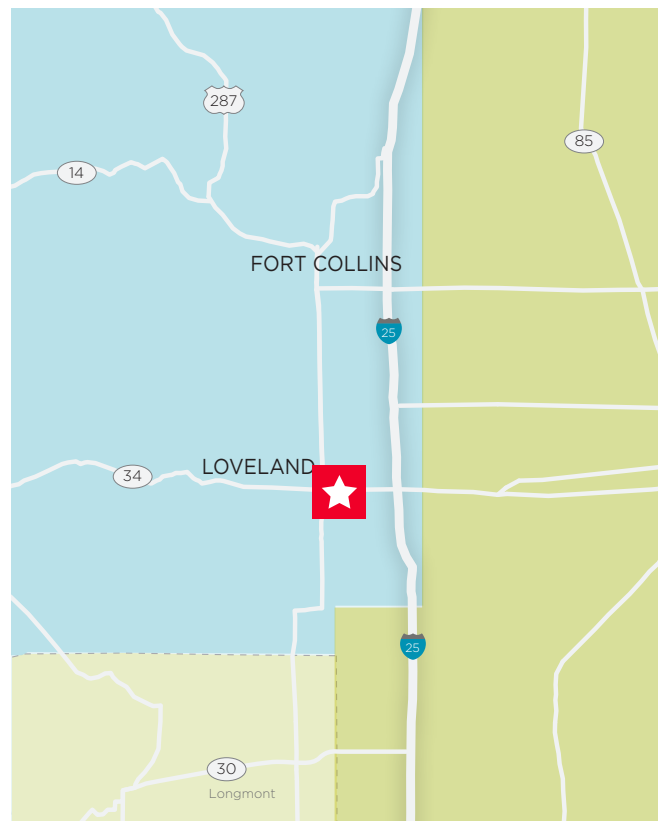
Lease Rate: \$24.00-\$25.00/SF NNN

Operating Expenses: \$5.60/SF NNN

This highly visible retail space is available off Highway 34 and Madison Avenue in Loveland, Colorado. The high traffic counts and great building signage make this an attractive opportunity for retailers looking to enter or relocate into the trade area. The site sits on approximately 97 feet of frontage on Highway 34. There are 13 surface parking spaces available in addition to a cross access easement with the adjoining property. *Please see reverse for floorplan and aerial.*

Property Features

Building Size	2,400 SF
Space Available	1,230 SF
Site Size	.36 Acre
Year Built	1997
Parking	13 Spaces 5.9 : 1,000 SF
Zoning	B

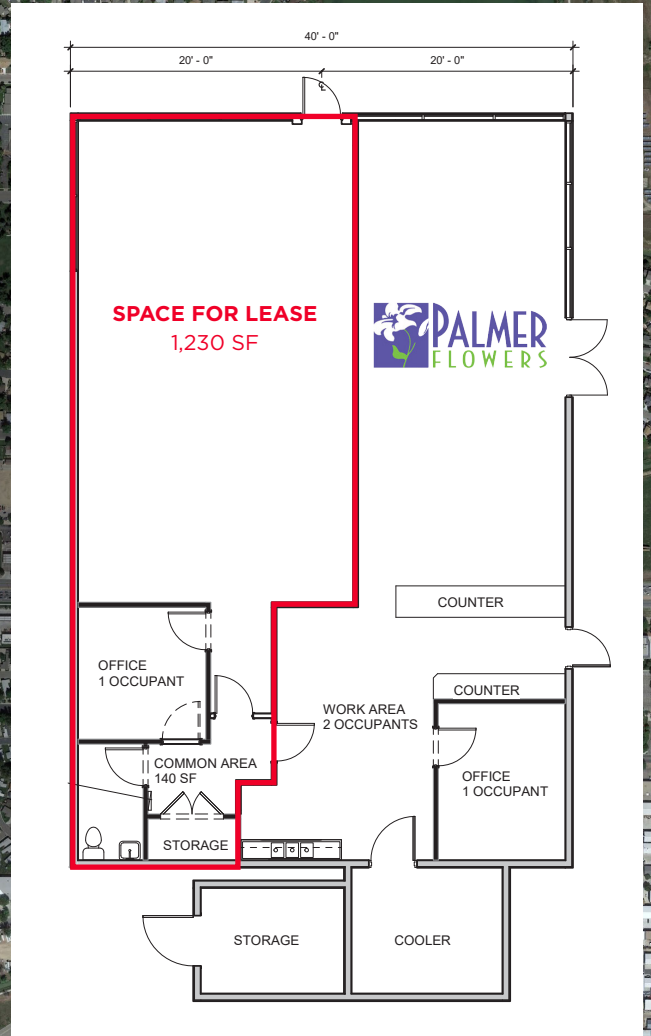
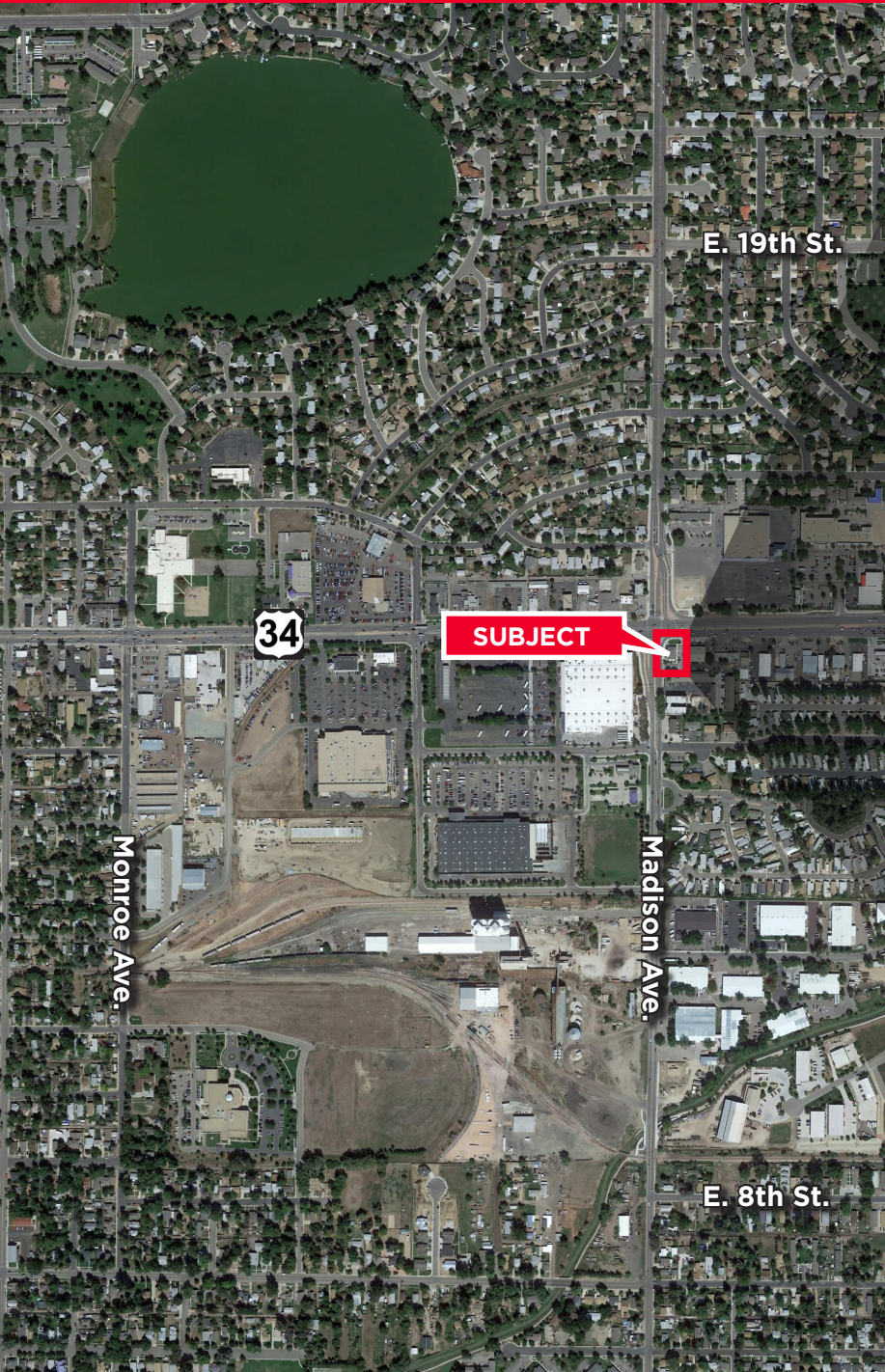




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For more information, please contact:

Aki Palmer
Director
+1 970 267 7727
aki.palmer@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com