



# 1748 - 1780 Topaz Drive, Loveland, CO OFFICE SPACE FOR LEASE

FRONT RANGE  
FAMILY HEALTH & CHIROPRACTIC

## MOVE-IN SPECIAL RATE FOR SUITE 1780

### PROPERTY DETAILS

#### Available Space & Lease Rates:

Suite 1748 - 2048 RSF - \$16.00/SF NNN

Suite 1764 - 1024 RSF - \$16.00/SF NNN

Suite 1780 - 1067 RSF - \$8.00/SF NNN  
(current layout)

OPEX: NNN est. \$6.68/SF

+ gas and electric

#### Proposed Use:

- Professional office
- Meeting/Training/Conference facility
- Legal
- Accounting
- Engineering/architecture
- Counseling

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## LOVELAND COMMERCE CENTER

**LEASE RATE: \$8.00 - \$16.00/SF NNN (\$6.68/SF)**

- Functional and updated office space with high visibility from US Highway 34 (E. Eisenhower Blvd) with over 48,000 VPD
- Central Loveland location with convenient access to US Highway 287 and I-25
- Close proximity to McKee Medical Center/Banner Health and East Loveland Medical Corridor, as well as close to many restaurants, hotels and other services
- Join a diverse and professional mix of tenants including real estate, chiropractic, medical, legal, counseling, engineering, and more
- Building and Monument signage on US Highway 34 available
- Suite 1748: main floor, end unit space with reception, 6 private offices, bullpen area, 2 restrooms and kitchenette
- Suite 1764: second floor space with reception, 3 private offices or 2 and one conference room, kitchenette and private restroom (\$1,935/mo + utilities)
- Suite 1780: second floor, open floor plan (can be finished with up to 4 offices)

(Move in special \$1,305/mo + utilities)



#### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,610	49,697	96,770
Avg. HH Income	\$96,960	\$104,124	\$114,367
Households	4,090	21,853	41,514
Businesses	692	3,067	4,348
Employees	7,569	33,740	52,084



#### TRAFFIC COUNTS (Source: STDBOnline)

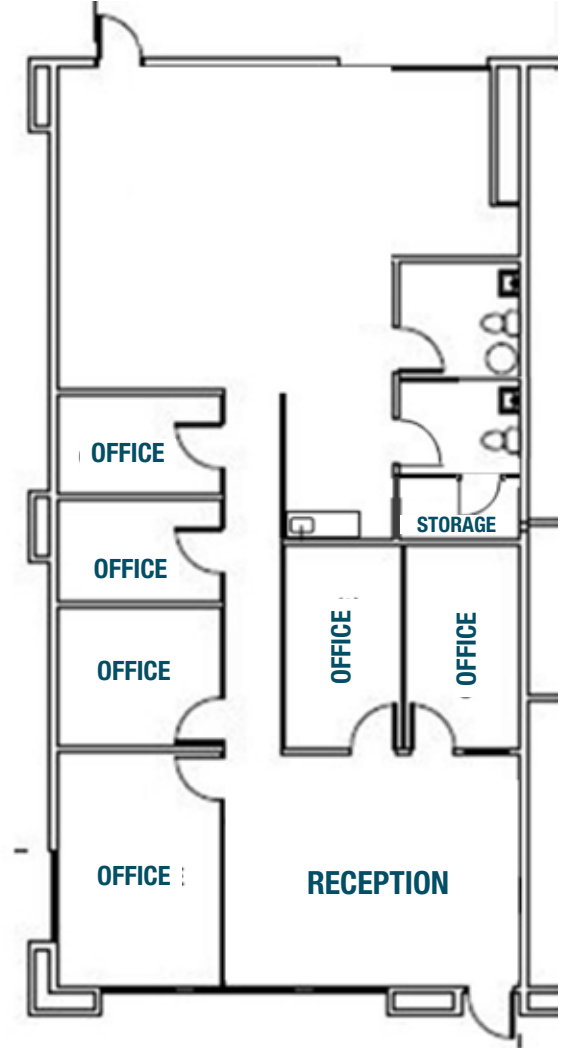
Boise Ave. @ E. Eisenhower Blvd	46,000 VPD
E. Eisenhower Blvd E. of Boise Ave.	43,000 VPD
Boise Ave. N. of Eisenhower Blvd.	13,591 VPD

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. 10/23/2025



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## **1748 Topaz - 2,048 RSF - \$16.00/SF NNN**

- Main floor, end suite
- Reception, 6 private offices, bullpen area, kitchenette and 2 private restrooms
- Front main entrance and rear employee entrance
- Fully renovated - new carpet, ceiling tiles, lighting, paint



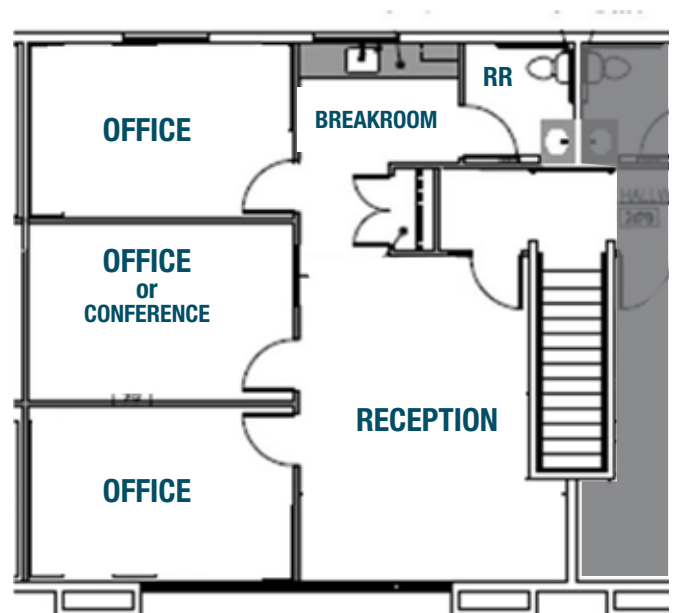
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## **1764 Topaz - 1,024 RSF - \$16.00/SF NNN**

- Functional office build-out with 3 private offices or 2 offices and 1 conference room
- In-suite kitchenette and private restroom
- Newer carpet, paint & LED lighting
- Excellent natural light with windows on front and back of space
- Monument & building signage available
- Available January 1, 2026

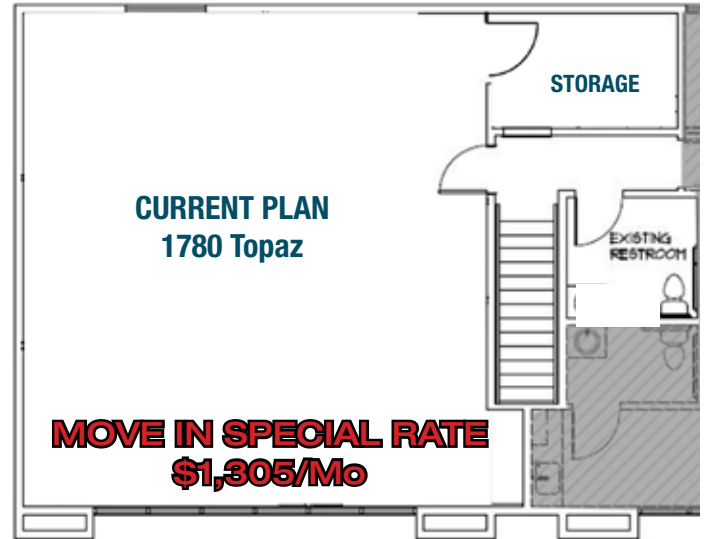


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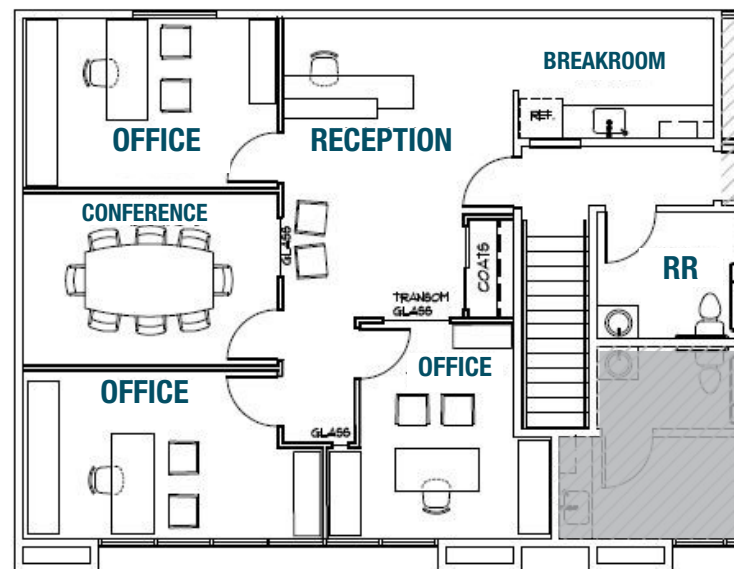


## 1780 Topaz - 1,067 RSF - \$8.00/SF NNN

- Large open room conducive to training/classroom, bullpen, yoga, etc...
- Large storage closet - can be converted to kitchenette
- Newer carpet, paint & LED lighting
- Second floor suite with abundant windows for natural light

- Potential for office build-out with 3 offices, conference, reception and kitchenette
- Lease rate with Conceptual Plan and 3-5 year term:  
\$16.00/RSF NNN

## CONCEPTUAL PLAN





# OFFICE SPACE FOR LEASE

1748 - 1780 Topaz Drive, Loveland, CO



- Available Tenant Directory signage as well as window lettering to help direct customers to suites
- Monument signage on US Highway 34 visible to 44,000+ vehicles per day
- Located just 8 minutes from I-25/US Highway 34 Interchange
- Building signage available



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