



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



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	Boise Ave. @ E. Eisenhower Blvd 46,000 VPD
Avg. HH Income	\$96,960	\$104,124	\$114,367	E. Eisenhower Blvd E. of Boise Ave. 43,000 VPD
Households	4,090	21,853	41,514	Boise Ave. N. of Eisenhower Blvd. 13,591 VPD
Businesses	692	3,067	4,348	
Employees	7,569	33,740	52,084	

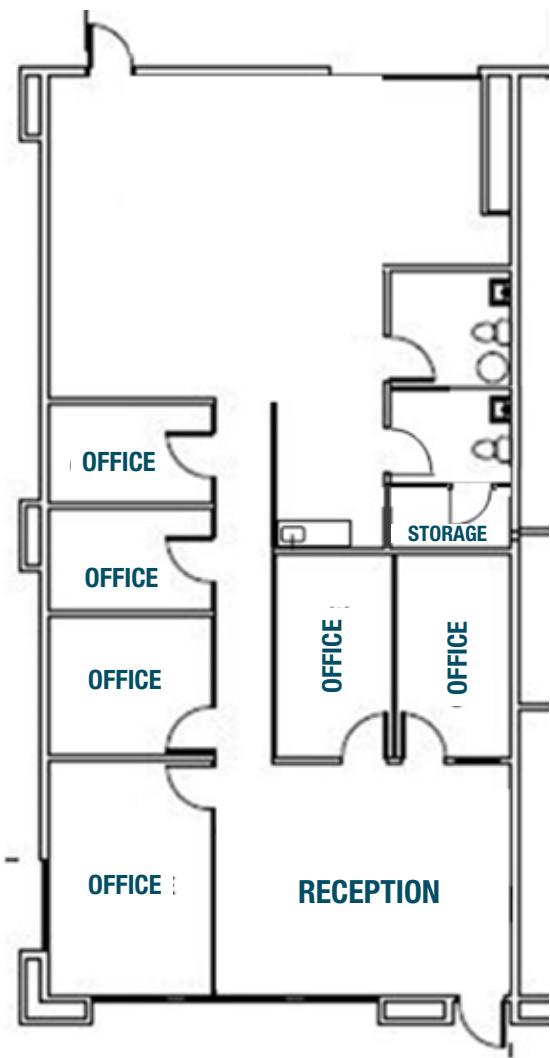


TRAFFIC COUNTS (Source: STDBOnline)

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

OFFICE SPACE FOR LEASE

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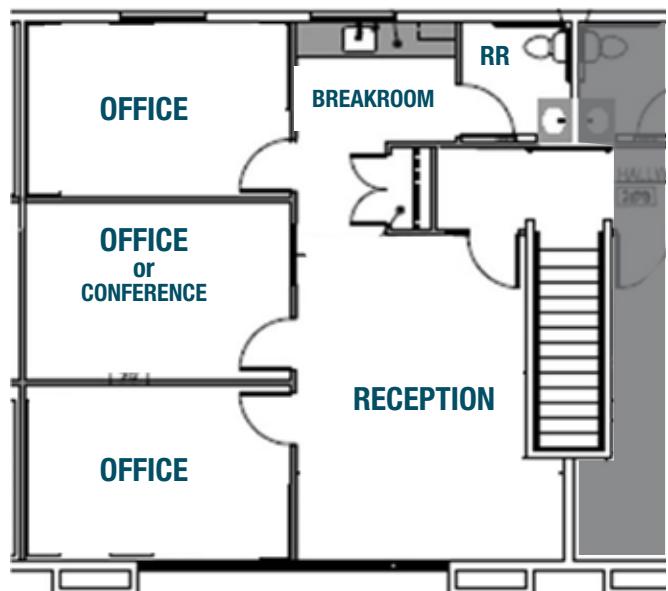
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1764 Topaz - 1,024 RSF - \$16.00/SF NNN

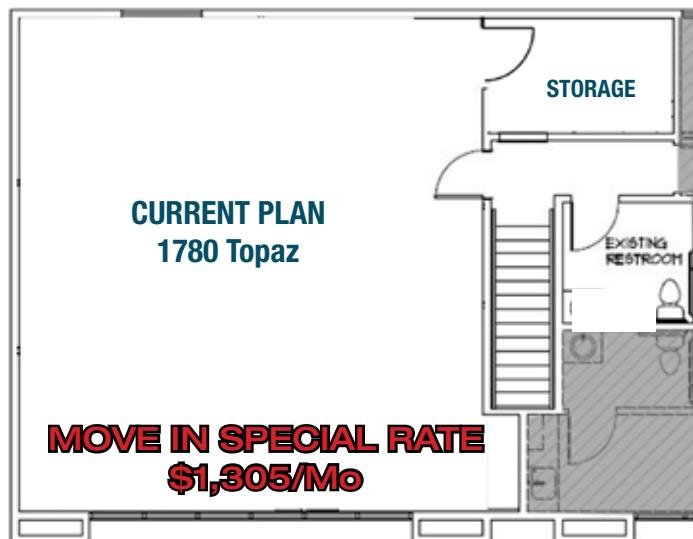
- Functional office build-out with 3 private offices or 2 offices and 1 conference room
- In-suite kitchenette and private restroom
- Newer carpet, paint & LED lighting
- Excellent natural light with windows on front and back of space
- Monument & building signage available
- Available January 1, 2026



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OFFICE SPACE FOR LEASE

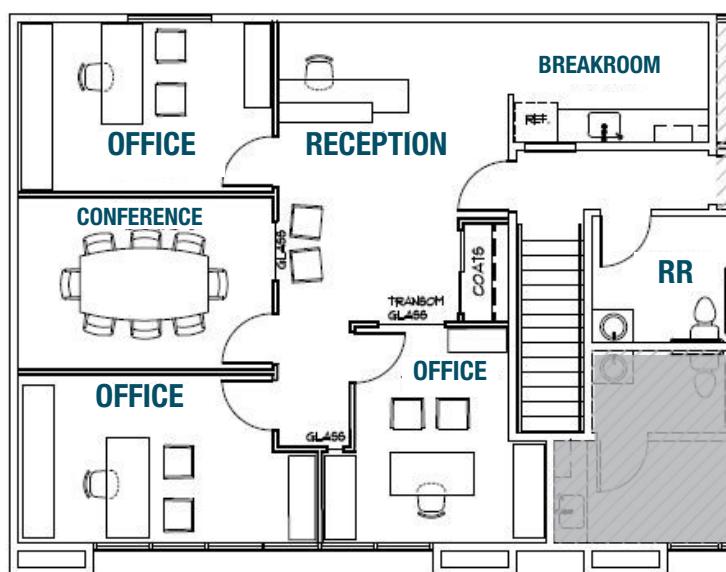
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1780 Topaz - 1,067 RSF - \$8.00/SF NNN

- 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



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MINDFULLY CREATING COMMUNITY

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Monument signage on E. Eisenhower Blvd.



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