



PROPERTY DETAILS

Available Space: 1,120 RSF

Lease Rate: \$16.50/SF NNN
(NNN est. \$10.61/SF)

Proposed Use:

Professional office, legal, accounting, engineering/architecture, counseling, and more

TOPAZ BUSINESS PLAZA CONDOS

LEASE RATE: \$16.50/SF NNN (\$10.61/SF)

- Well appointed office condo in convenient Highway 34 location
- Functional, open layout with 2 private offices, and large open reception/bullpen area
- Central Loveland location with proximity to McKee Medical Center, many restaurants, hotels and other services
- Ideal for any small professional office use with storefront entry and prominent building signage
- End cap unit with abundant windows for natural light
- Minutes from I-25 and Downtown Loveland

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

Rico Devlin

Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,940	50,256	96,960
Avg. HH Income	\$96,754	\$104,052	\$114,433
Households	4,239	22,098	41,583
Businesses	701	3,045	4,471
Employees	7,907	32,680	53,047



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

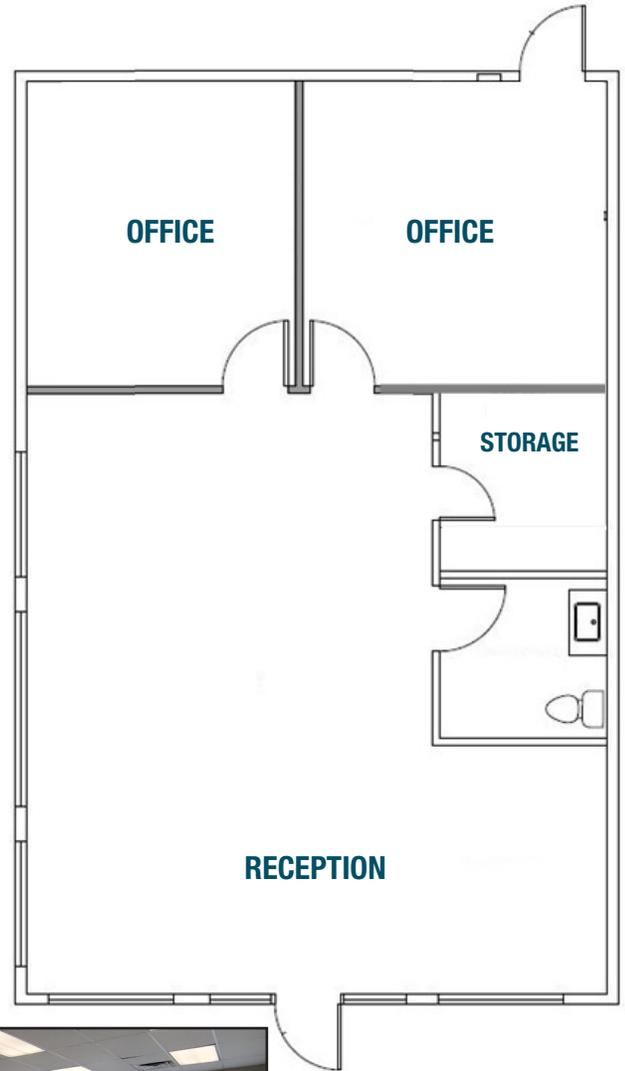
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1/19/2026

OFFICE SPACE FOR LEASE

1694 Topaz Drive, Loveland, CO



- Two private offices
- Storage
- Private Restroom
- Storefront windows provide abundant natural light
- Private rear employee entrance
- Clean, modern finishes



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. 1/19/2026

OFFICE SPACE FOR LEASE

1694 Topaz Drive, Loveland, CO



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. 1/19/2026