

OFFICE SPACE FOR LEASE

2975 Ginnala Drive, Loveland, CO



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space:

Suite 200 - 1,794 RSF
- \$19.00/SF NNN

Proposed Use:

- Medical (specialty)
- Mortgage/Real Estate
- Chiropractic
- Counseling
- Legal
- Financial
- Design

Co-Tenants:

- Implant & General Dentistry of Northern Colorado
- Edward Jones
- First Technology Credit Union
- Vance Thompson Vision Clinic

Nathan Klein

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

Rico Devlin

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

SUNDANCE PROFESSIONAL PLAZA

LEASE RATE: **\$19.00/SF NNN (\$14.15/SF)**

- Beautiful Class A Office space in a well maintained Medical/Professional office park
- Environmentally friendly, energy efficient building with LEED Gold certification
- Centrally located close to Loveland's primary retail corridor with easy access to US Highway 287 & US Highway 34
- Near Orchard's Shopping Center and McKee Medical Center
- Must see to appreciate the quality of building finishes
- Second floor suite (elevator served) - professional open office layout, 5 offices, kitchenette, and conference room with private balcony



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,137	61,610	99,111
Avg. HH Income	\$88,157	\$105,164	\$113,646
Households	3,846	26,531	42,142
Businesses	530	2,959	4,257
Employees	4,728	29,451	49,700



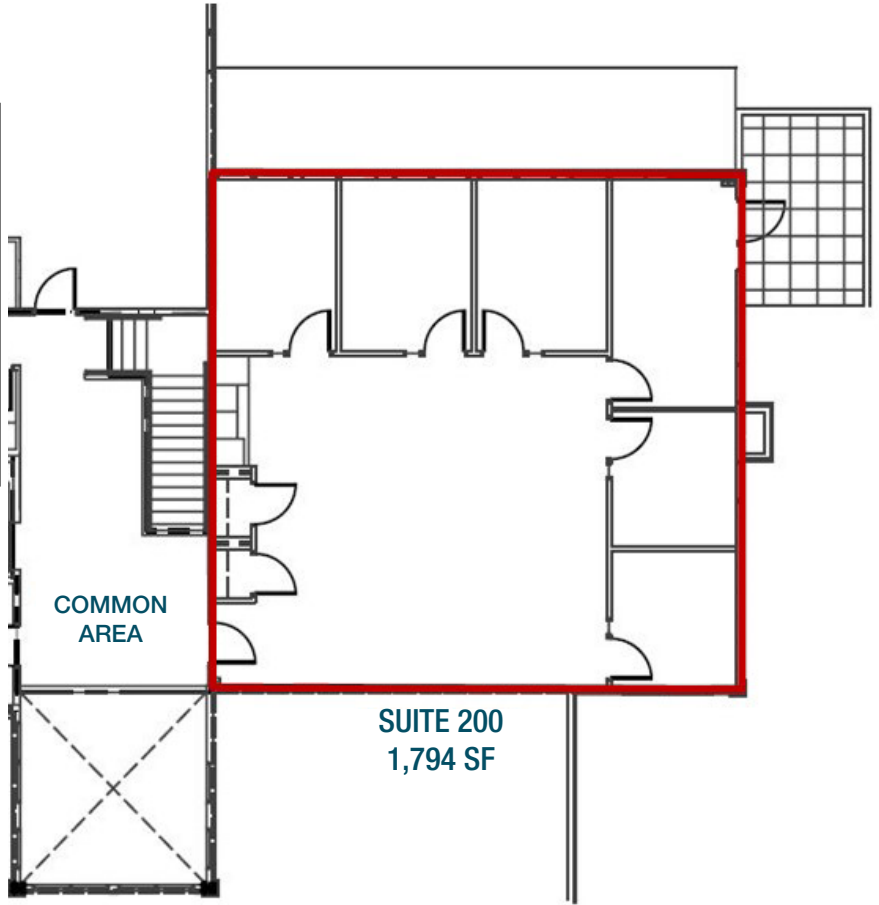
TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 @ E. 29th Street	27,000 VPD
E. 29th St. NEAR Ginnala Dr.	17,450 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. 12/12/2024

OFFICE SPACE FOR LEASE

2975 Ginnala 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. 12/12/2024

OFFICE SPACE FOR LEASE

2975 Ginnala Drive, Loveland, CO

Surrounding Businesses & Amenities Include:

- King Soopers
 - Independent Financial
 - UC Health Urgent Care
 - Applebees
 - FedEx Office Print & Ship
 - US Post Office
 - Einstein Bros Bagels
- and many more



Neighboring services include dentistry, endodontics, vision, dermatology, financial, dialysis, grocery, fast food and sit-down restaurants, US Post Office, hardware, banking, hair care, nutrition, fitness, automotive and many more.

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. 12/12/2024