

OFFICE SUITE FOR LEASE

1717 N. Madison Avenue, Loveland, CO



PROPERTY DETAILS

AVAILABLE SPACE:
Suite 4 - 523 RSF

Ideal Uses:

- Design
- Engineering
- Marketing
- Insurance
- Legal
- Financial

WILLOW RUN PLAZA

LEASE RATE: \$16.50/RSF NNN (EST. \$8.80/RSF)

- Functional office space in convenient central Loveland location with convenient access to US Highway 34/Eisenhower Blvd.
- 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, chiropractice, medical, and many more
- Monument signage on Madison Avenue and off-street parking
- Available immediately



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	10,237	58,118	96,967
Avg. HH Income	\$93,434	\$104,041	\$114,702
Households	4,542	25,357	41,625
Businesses	800	3,034	4,370
Employees	8,143	31,468	52,306



TRAFFIC COUNTS (Source: STDBOnline)

Madison Ave. @ Property	18,100 VPD
E. Eisenhower Blvd. @ Madison Ave.	44,000 VPD

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Broker Associate

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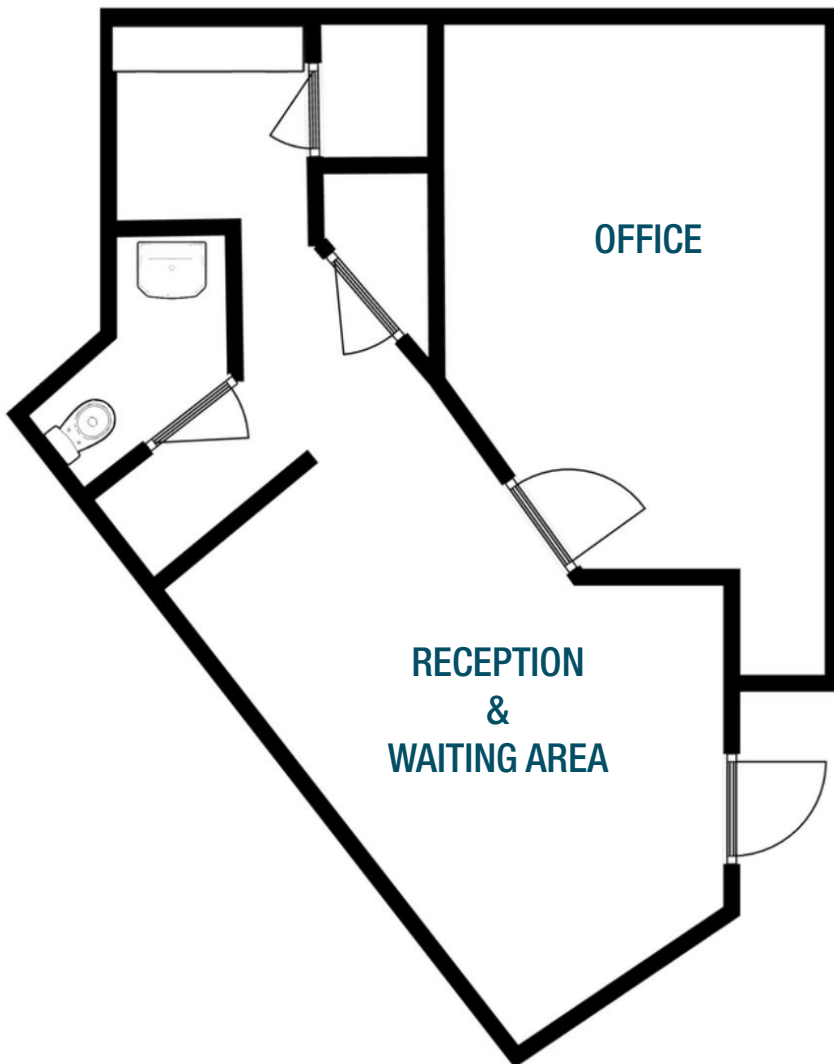
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SUITE 4 - 523 RSF

- Reception/waiting area
- Large private office
- Private restroom
- Store room
- Ample natural light



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