



729

8th STREET SOUTHEAST

LOVELAND
COLORADO 80537

OFFICES, WAREHOUSES,
AND YARD SPACE
AVAILABLE FOR LEASE



**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

Welcome to 729 8th Street, a premier property offering versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property features a warehouse and four office suites available, providing ample room for a variety of industrial processes and office configurations. This makes it a perfect choice for companies looking to optimize their workspace. With its strategic location, 729 8th Street Southeast ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

PROPERTY DETAILS

Available Size:	1,039 - 24,953 SF
Warehouse Building 1:	5,361 - 10,722 SF
Warehouse Building 3:	5,380 SF
Yard Space:	0.25 - 0.5 AC

Office Suite 1:	1,911 SF
Office Suite 2:	1,563 SF
Office Suite 3:	1,039 SF
Office Suite 4:	1,915 SF
Office Basement Suite:	2,423 SF

// **729 8th STREET SOUTHEAST**
Loveland, Colorado 80537

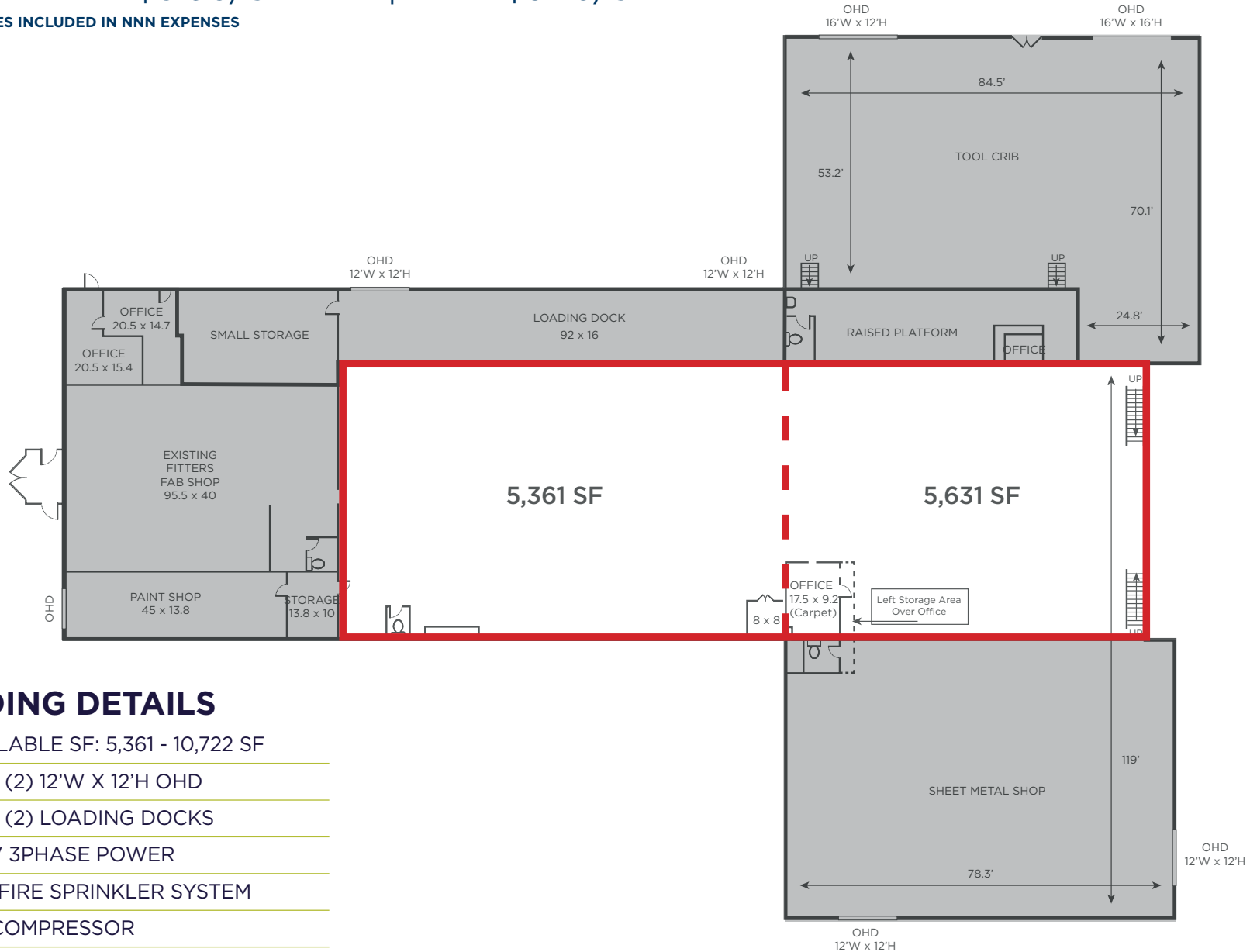
// PROPERTY AERIAL



// WAREHOUSE BUILDING 1

LEASE RATE: \$8.00/SF NNN | NNN: \$5.70/SF

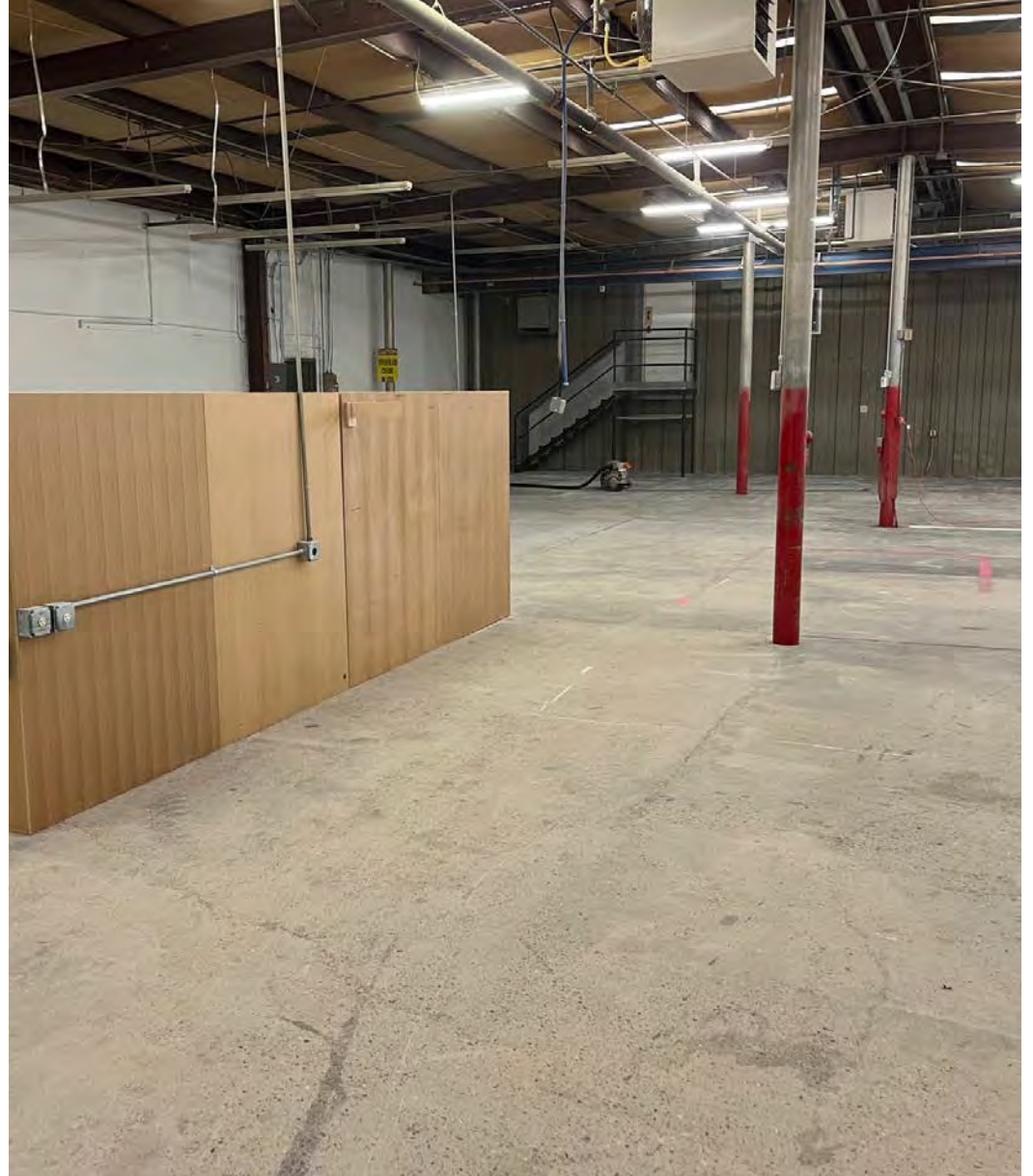
*ALL UTILITIES INCLUDED IN NNN EXPENSES



BUILDING DETAILS

- AVAILABLE SF: 5,361 - 10,722 SF
- TWO (2) 12'W X 12'H OHD
- TWO (2) LOADING DOCKS
- 480V 3PHASE POWER
- DRY FIRE SPRINKLER SYSTEM
- AIR COMPRESSOR

// BUILDING 1 PHOTOS



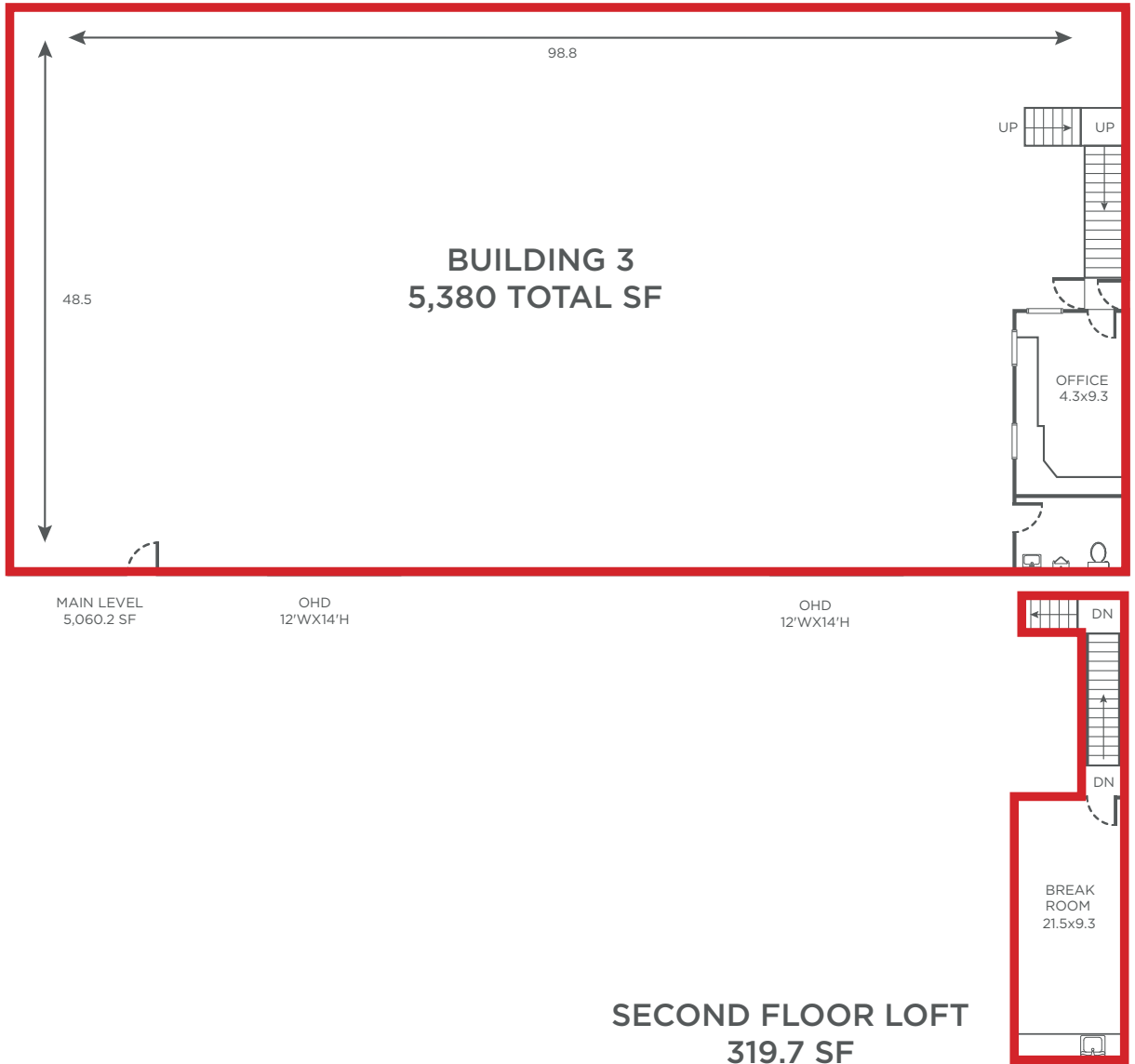
// WAREHOUSE BUILDING 3

LEASE RATE: \$11.00/SF NNN | NNN: \$5.70/SF

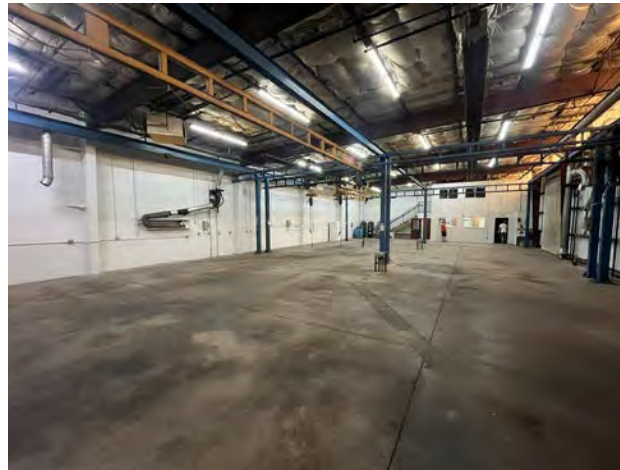
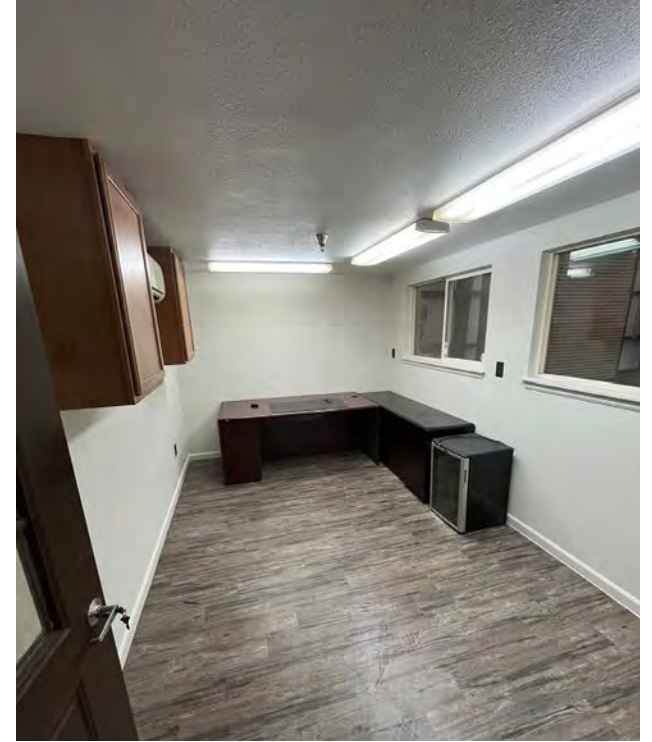
*ALL UTILITIES INCLUDED IN NNN EXPENSES

BUILDING DETAILS

- 5,380 SF WAREHOUSE
- 0.25 - 0.5 AC YARD SPACE
- TWO (2) 12'W X 14'H OHDs
- OH 1 TON CRANE
- SWAMP COOLER & GAS HEATERS
- BREAKROOM IN LOFT
- 480V 3PHASE POWER
- AIR HANDLING / EXHAUST SYSTEM
- ONE (1) RESTROOM
- DRY FIRE SPRINKLER SYSTEM
- YEAR BUILT 1980 | REMODELED 2011

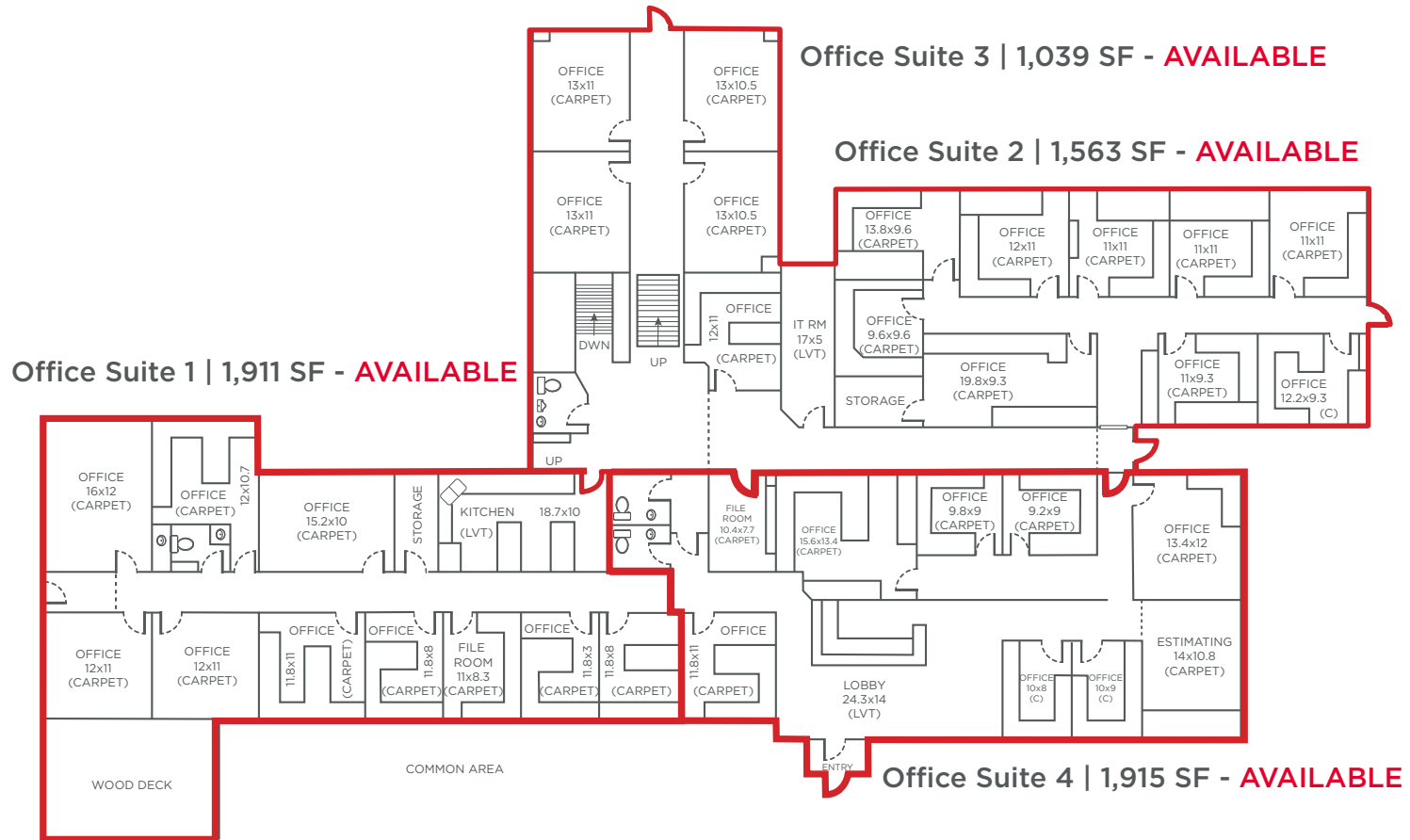


// BUILDING 3 PHOTOS



// OFFICE BUILDING

LEASE RATE: \$12.00/SF GROSS



SUITE 1

- \$1,911/MONTH
- NINE (9) PRIVATE OFFICES
- WOOD DECK

SUITE 2

- \$1,563/MONTH
- NINE (9) PRIVATE OFFICES
- STORAGE

SUITE 3

- \$1,039/MONTH
- FIVE (5) PRIVATE OFFICES
- ONE (1) RESTROOM

SUITE 4

- \$1,915/MONTH
- SIX (6) PRIVATE OFFICES
- TWO (2) RESTROOMS

BASEMENT

- \$2,423/MONTH
- 2,423 SF
- FIVE (5) PRIVATE OFFICES
- TWO (2) CONFERENCE ROOMS

// OFFICE BUILDING PHOTOS





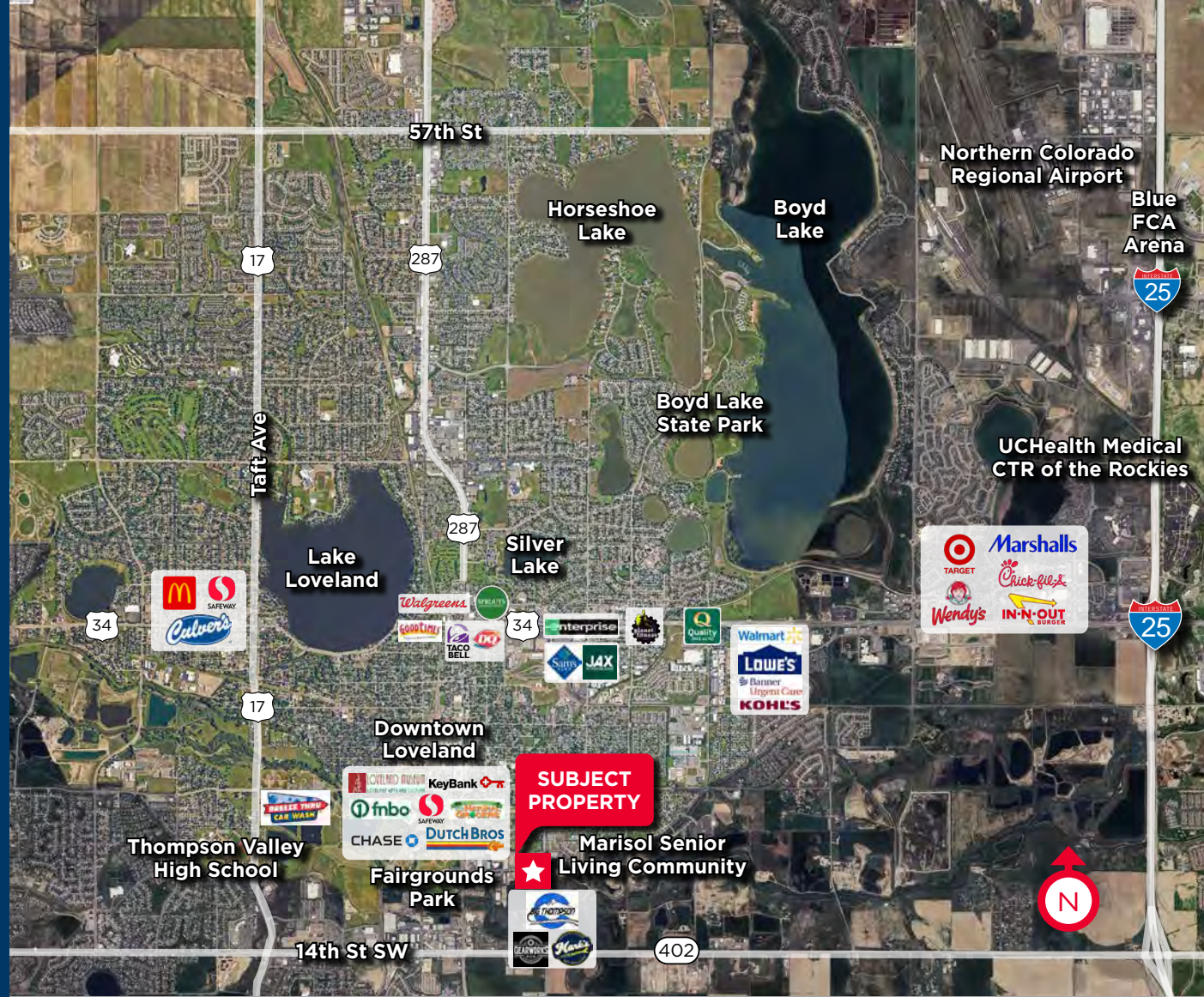
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// NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



2024 Total
Loveland Population
78,526



2024 Total Loveland
(SUC01-99) Businesses
3,784



2024 Average
Household Income
\$107,749