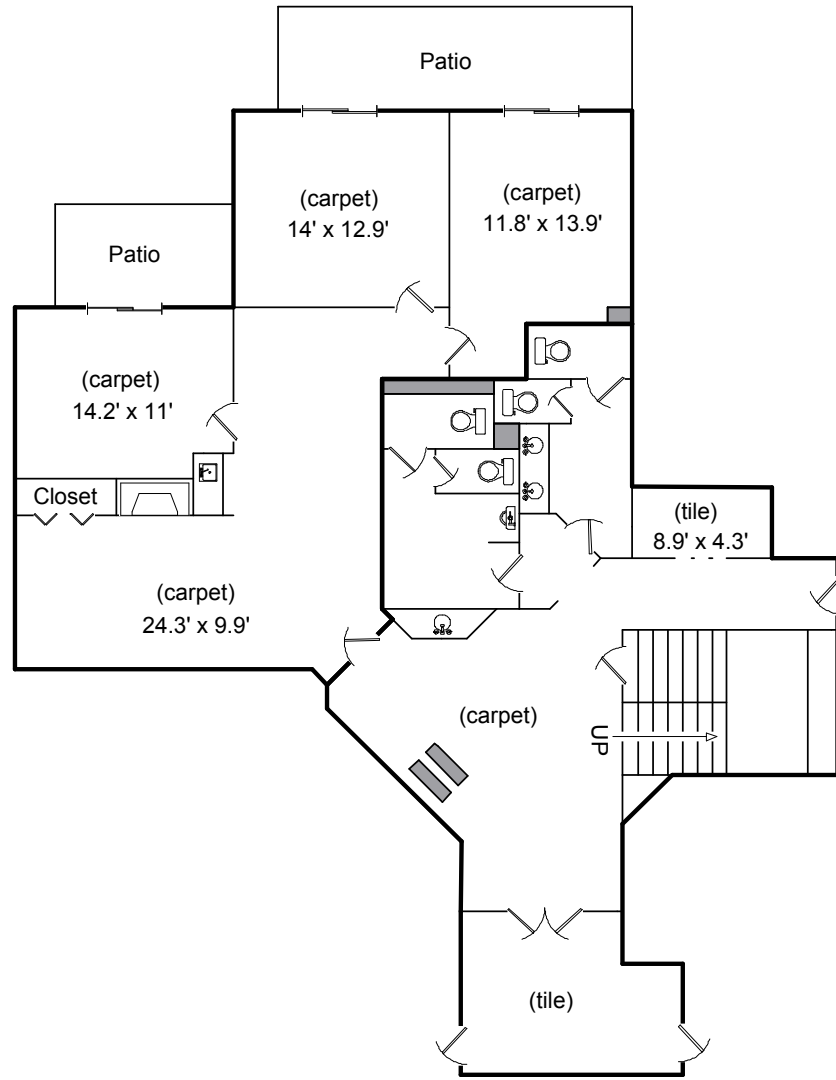


GENERAL INFORMATION

Total Rentable SQ FT..... 1,096
Base Rent..... \$14.50/SF/Annually
NNN Expenses \$11.40/SF/Annually
Lease Term.....3-5 Years
Security Deposit....One Month Total Rent
ElectricCity of Loveland
Gas Xcel Energy
Water.....City of Loveland
Construction.....Wood/Frame, Brick
Heating..... Forced Air
Cooling.....Refrigeration/HVAC
Year Built..... 1985



1401 W 29TH STREET | LOVELAND, CO



Rachel Bomgaars
Broker Associate/Partner
970.290.4198 Cell
970.229.0700 Office
rbomgaars@thegroupinc.com

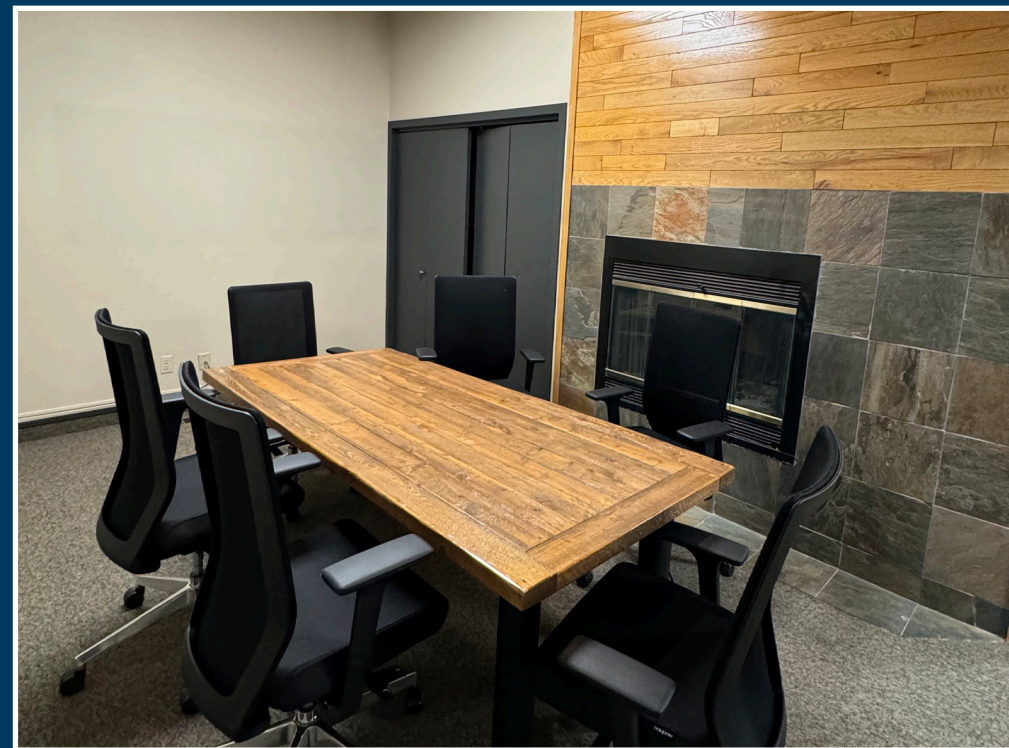


Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 10.29.2024

\$14.50/sq.ft



Location, location, location- this office is located in the heart of Loveland near Lake Loveland & the Loveland Sculpture Park! Upon entering the common area entrance, you will be greeted by a slate tile entry and high-end finishes. The updated office suite offers an open concept that can serve as a reception area, waiting room, conference room, &/or shared workspace with a cozy fireplace & wet bar.



There are three spacious, private offices that can serve multiple people &/or as an executive office. Each office features a private outdoor patio, vaulted ceilings, & modern furniture. There are common area restrooms available on the main floor. Available now! Triple nets include utilities (minus internet, phone, & cable). This office would make a great location for any general office user. Located on the corner of 29th Street and Taft Avenue, offering high traffic counts, visibility, & more!

