

OFFICE SUITE FOR LEASE

3214 W. Eisenhower Blvd., Ste. A, Loveland, CO



PROPERTY DETAILS

AVAILABLE SPACE:
Suite A: 1,912 RSF

Ideal Uses:

- Design
- Engineering
- Marketing
- Insurance
- Legal
- Financial
- Medical/Chiropractic

WEST EISENHOWER OFFICES

LEASE RATE: \$18.00/RSF NNN (\$6.00/SF)

- Rare West Loveland location office space with beautiful views of Long's Peak and Big Thompson River valley
- Direct access from US Highway 34
- Quality modern finishes with mature landscaping and abundant off-street parking
- Ideal for any medical or professional office use
- First generation space - ready to be finished out with your specific needs - Tenant finish allowance available
- Panoramic views of the front range and surrounding area from back patio
- Digital monument signage visible to US Highway 34 traffic

Rico Devlin

Senior Partner | Senior Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Senior Partner | Comm. Brokerage Mngr.
970.222.2473
nathan@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,743	50,739	85,383
Avg. HH Income	\$98,875	\$104,149	\$107,285
Households	2,450	21,761	36,341
Businesses	185	2,081	3,444
Employees	1,792	19,079	32,193

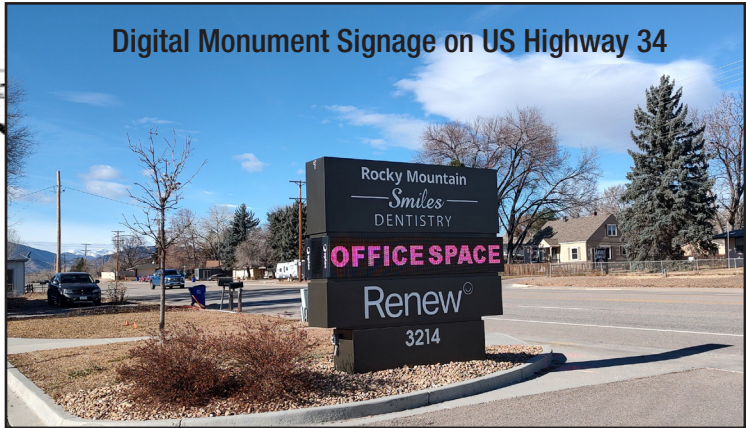


TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower Blvd. @ Property 15,000 VPD

OFFICE SUITES FOR LEASE

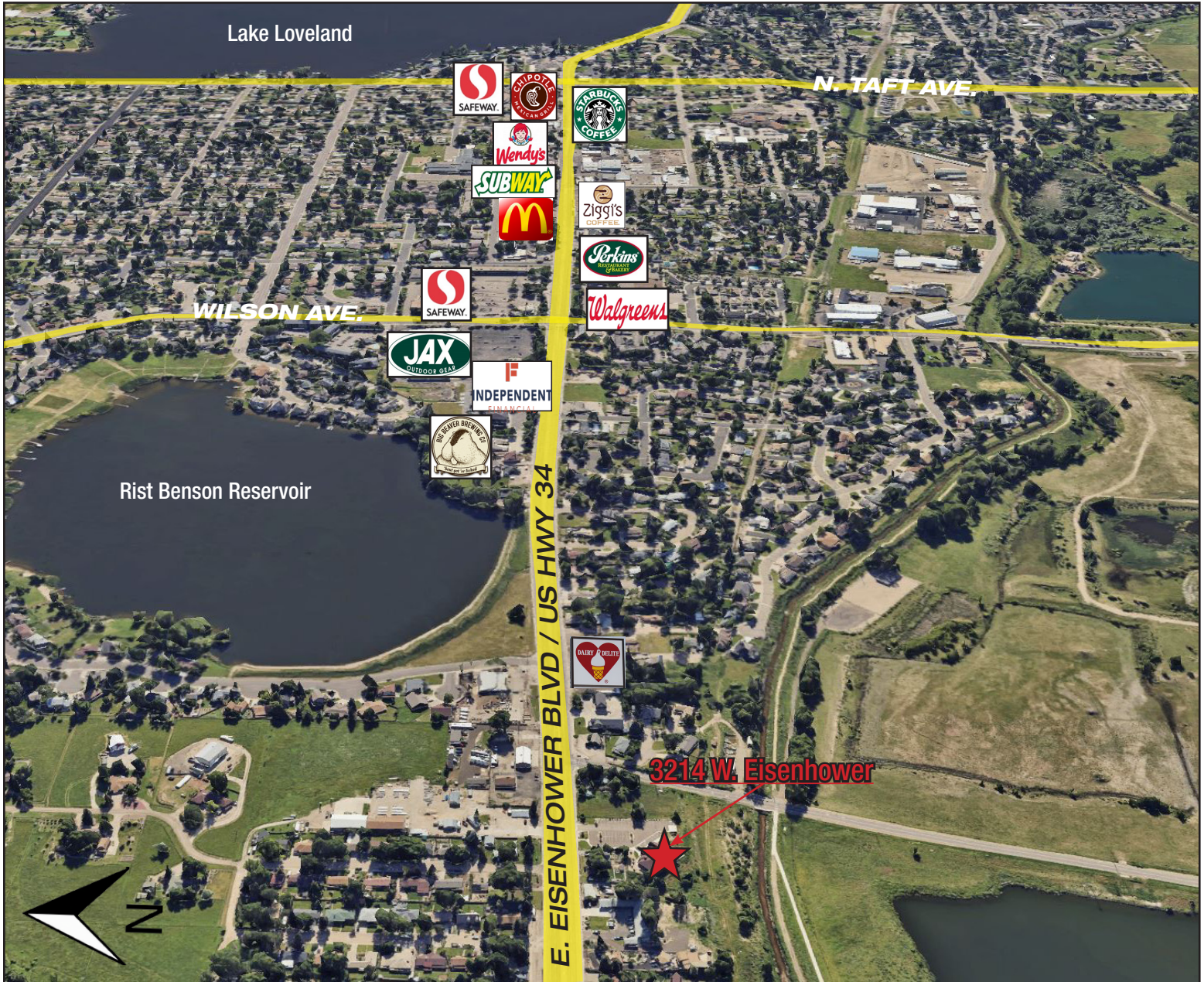
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