

550 W. Eisenhower Blvd., Loveland, CO **LAKE VIEW OFFICE SPACE FOR LEASE**



PROPERTY DETAILS

Available Space:

1,500 - 4,000 RSF Main floor

Lease Rate: \$15 - \$19/RSF NNN

Proposed Use:

- Professional office
- Legal
- Accounting/Financial services
- Engineering
- Architect/design

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SOUTH SHORE PLAZA OFFICE SUITES

LEASE RATE: \$15 - \$19.00/RSF NNN (est.\$7.60/SF)

- Well appointed office right across from Lake Loveland with high-end finishes and functional layout
- Private reception, conference room, several offices, private restrooms, copy/collating areas, and bullpen - divisible into two separate spaces to meet tenant needs
- Shared foyer entryway and kitchen/break room
- Central Loveland location with direct access to US Highway 34 - 25,000 VPD
- Main floor space with wrap around windows to maximize lake views and abundant natural light throughout
- Close proximity to many restaurants, retailers and downtown Loveland
- Quick access to Taft Avenue and US Highway 287
- Potential for fully furnished turn-key space



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,403	68,552	92,254
Avg. HH Income	\$87,350	\$100,595	\$111,366
Households	4,365	29,357	39,302
Businesses	816	3,005	3,851
Employees	7,059	28,975	41,838



TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower @ Colorado Ave.

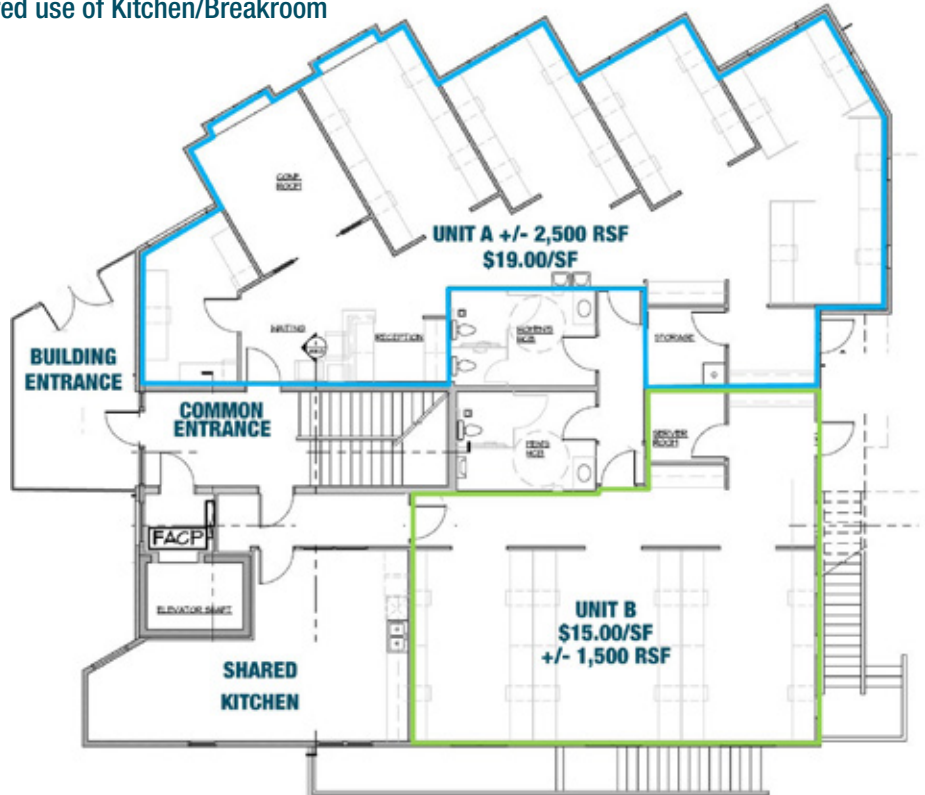
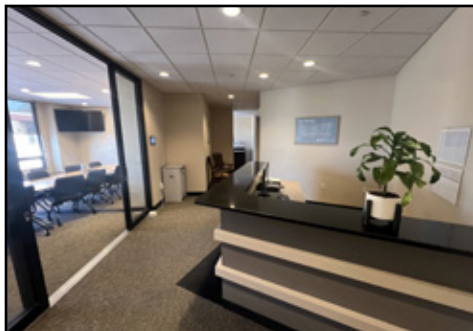
28,000 VPD

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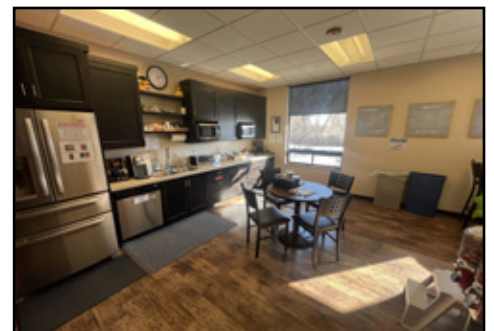
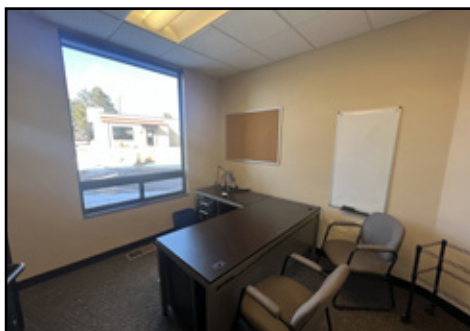
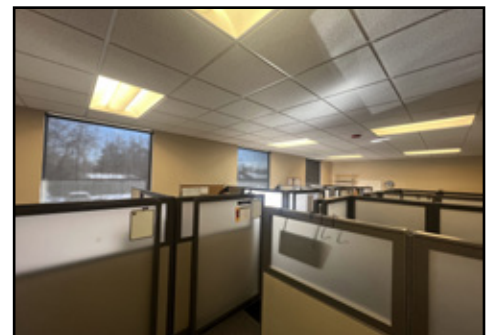
UNIT A - +/- 2,500 RSF

- Multiple private offices & open workspaces
- Reception & Employee entrance
- Private restroom
- Shared use of Kitchen/Breakroom



UNIT B - +/- 1,500 RSF

- Open workspace
- Private restroom
- Employee entrance
- Shared use of Kitchen/Breakroom



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. 11/20/2025

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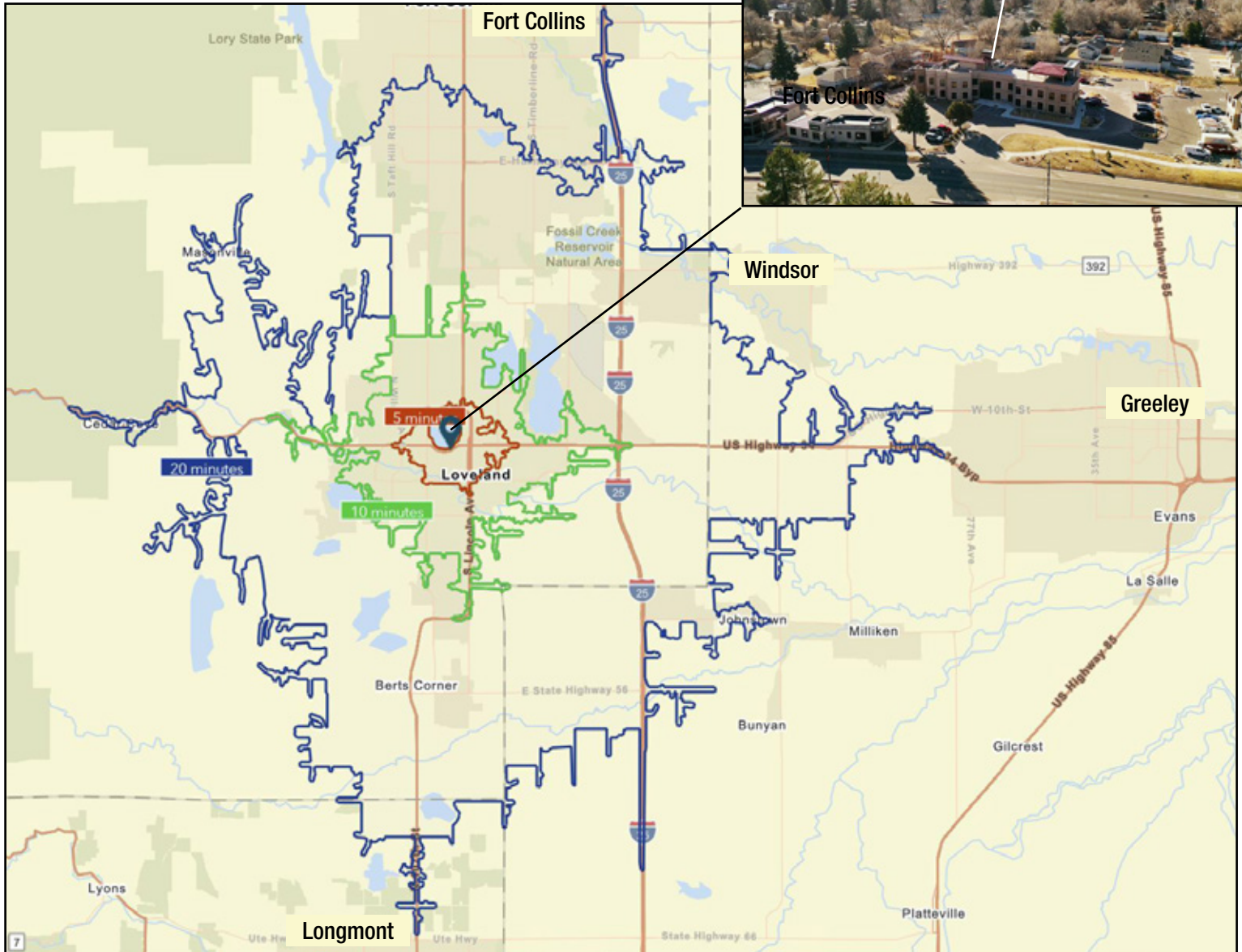
- Abundant off-street parking
- High visibility from W. Eisenhower Blvd./US Hwy 34
- Building signage available
- Abundant natural light
- Picturesque Lake Loveland views



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Drive times from Property - 5, 10 and 20 minutes

- 13 minutes to Johnstown 25/34 Plaza
- 20 minutes to Fort Collins, Longmont
- 30 minutes to Greeley