



## 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

## Rico Devlin

Sr. Partner / Sr. Broker

970.413.1182

[rico@lcrealestategroup.com](mailto:rico@lcrealestategroup.com)

## Nathan Klein

Sr. Partner/Comm. Brokerage Mgr

970.222.2473

[nathan@lcrealestategroup.com](mailto:nathan@lcrealestategroup.com)

## 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



**DEMOCRAPHICS** (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



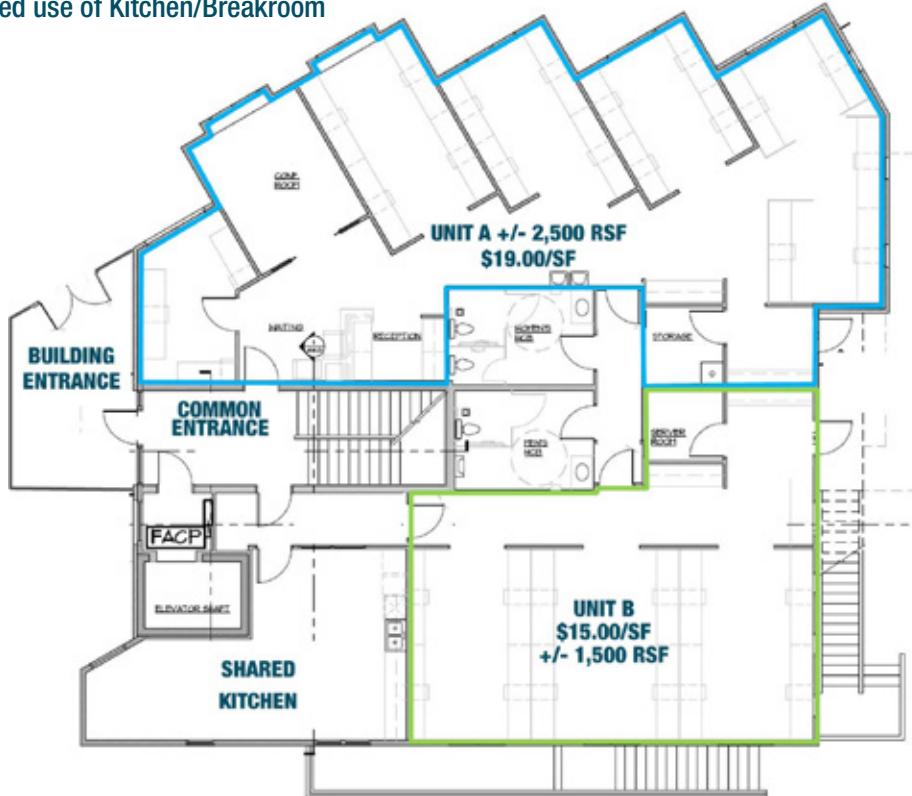
# OFFICE SPACE FOR LEASE

550 W. Eisenhower Blvd., Loveland, CO



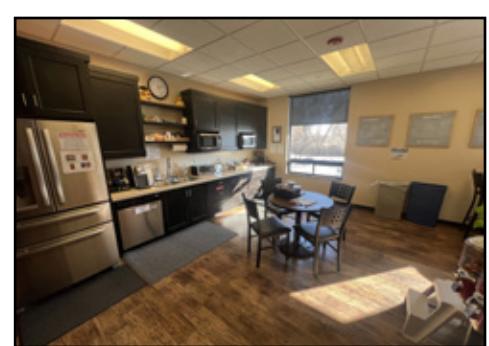
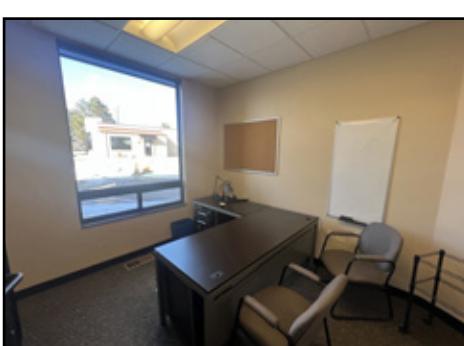
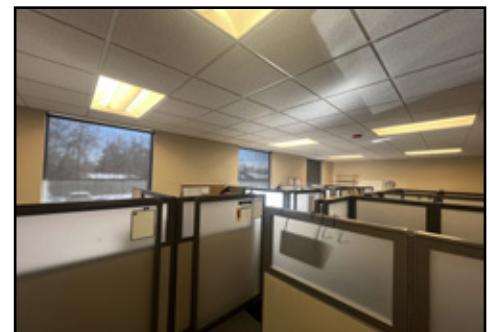
## UNIT A - +/- 2,500 RSF

- 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

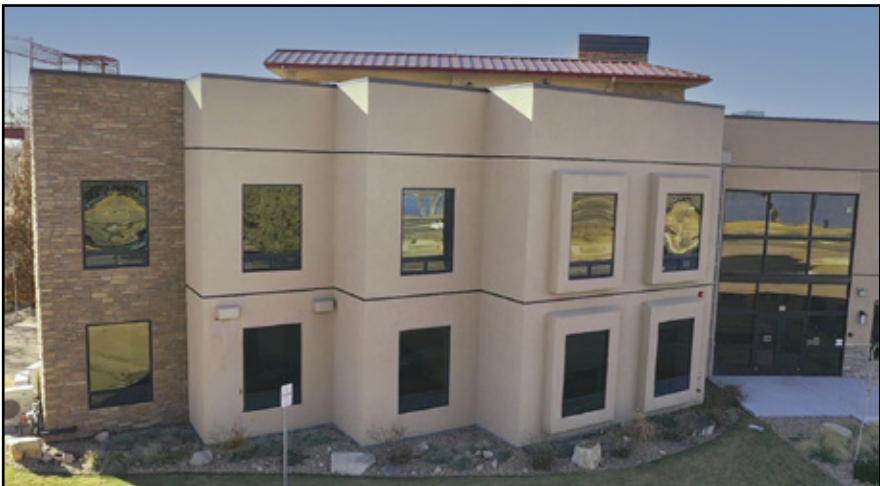


The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/20/2025

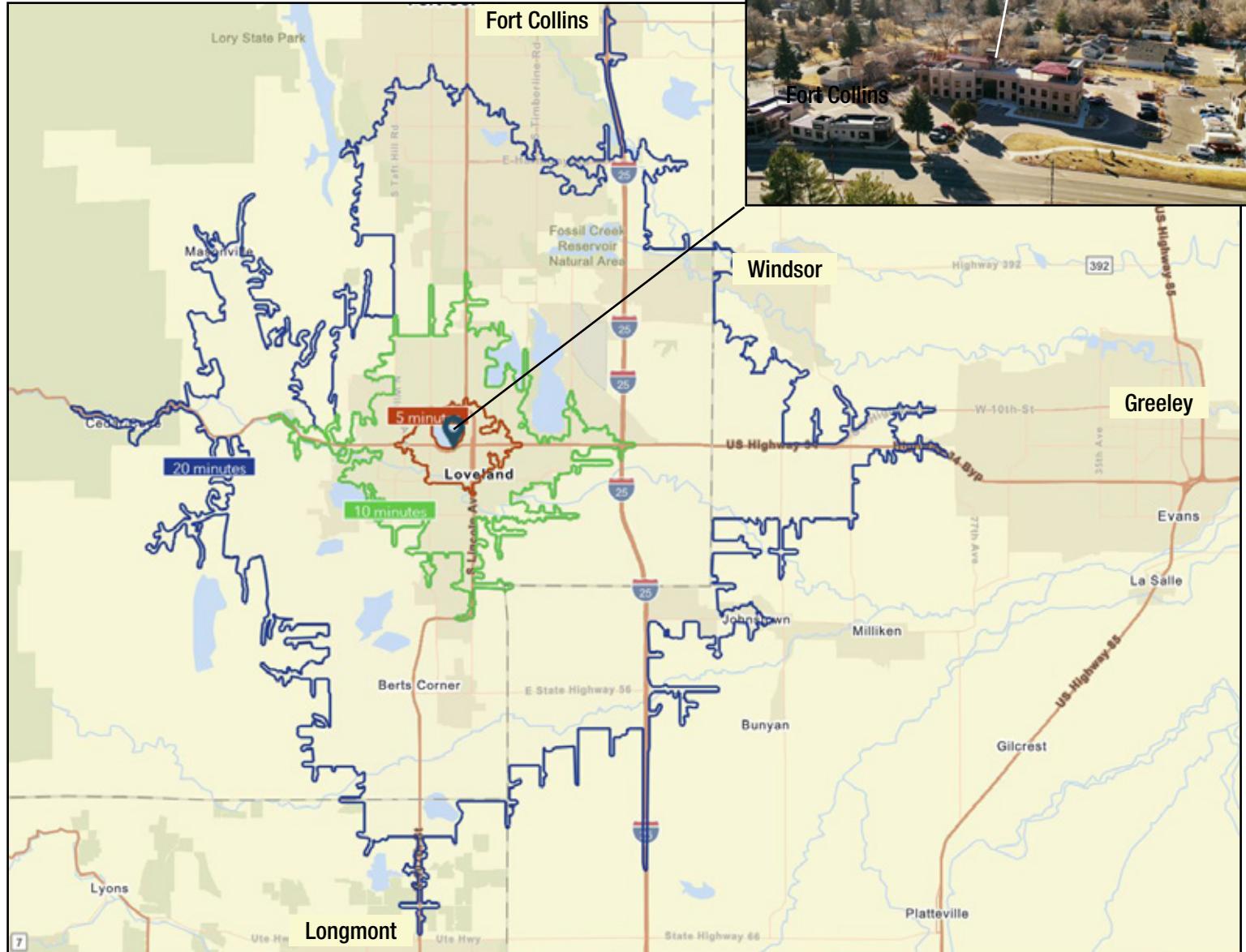
- Abundant off-street parking
- High visibility from W. Eisenhower Blvd./US Hwy 34
- Building signage available
- Abundant natural light
- Picturesque Lake Loveland views

## OFFICE SPACE FOR LEASE

550 W. Eisenhower Blvd., Loveland, CO



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



**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

