



# PRIME OFFICE SPACE

## IN CENTRAL LOVELAND

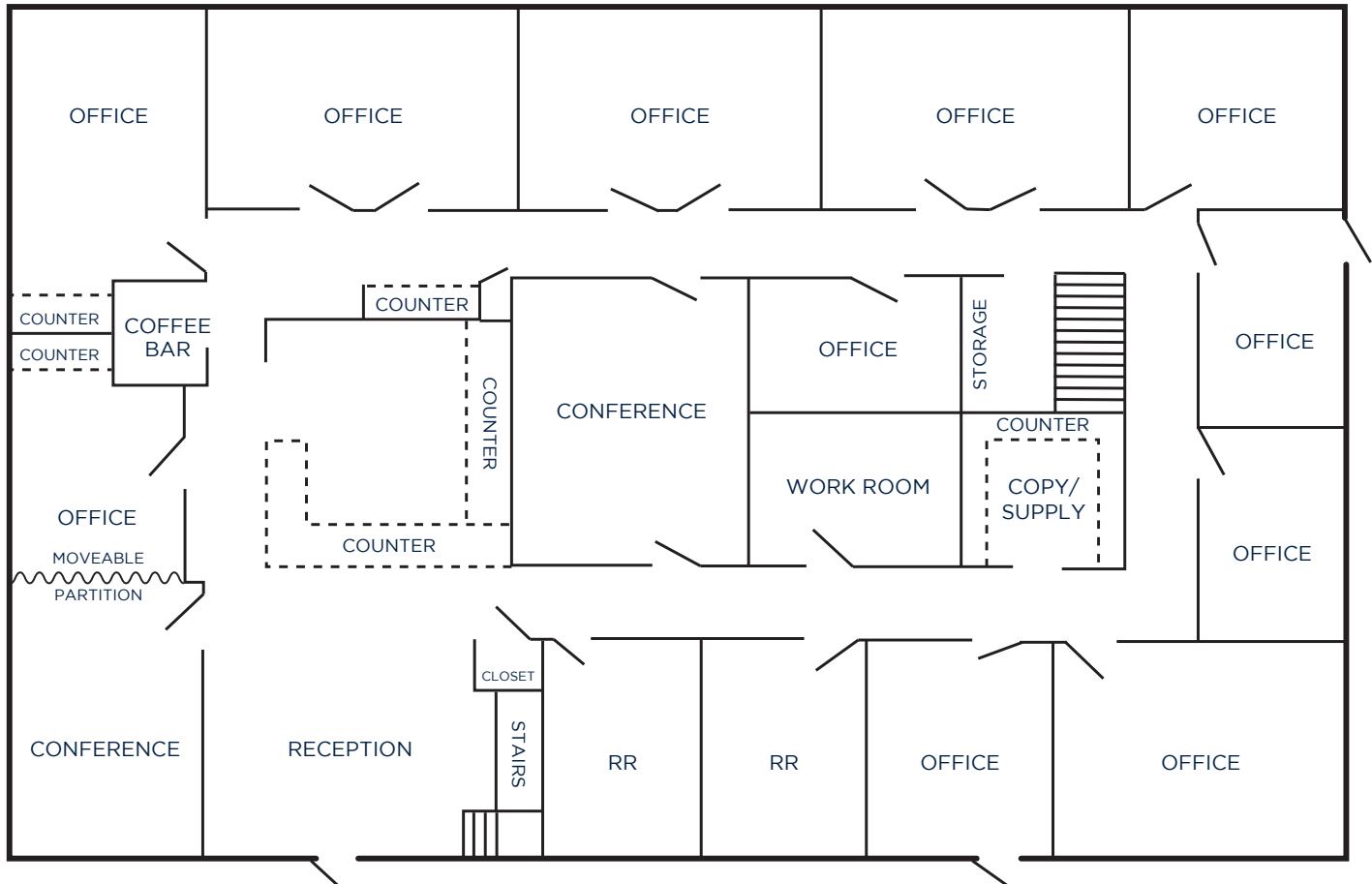
PROPERTY TYPE: **Office**

AVAILABLE: **4,000 SF**

LEASE RATE: **\$22.75/SF MG**  
(Tenant pays utilities)

### PROPERTY HIGHLIGHTS:

- 4,000 SF end cap office unit with nine private offices along the window line, two interior offices, two conference rooms, reception area, coffee bar with sink, work room, copy/storage areas and two restrooms
- Additional 4,000 SF of basement space included at no charge – build out includes offices and open workspace (non-ADA compliant)
- Building and monument signage with great exposure along 29th Street



## PROPERTY FEATURES:

- Skylights throughout the space provide natural light to the interior
- Ample on-site parking
- Zoned B (Developing Business)
- Easy access to HWY 287 and less than 15 minutes from I-25
- Located near community amenities including restaurants, professional services, grocery stores, post office and parks. Property is directly south of King Soopers anchored shopping center





# SITE LOCATION & DEMOGRAPHICS

210 E. 29TH STREET • LOVELAND, CO 80538



13.2

MILES  
TO FORT COLLINS

21

MILES  
TO GREELEY

57.4

MILES  
TO CHEYENNE

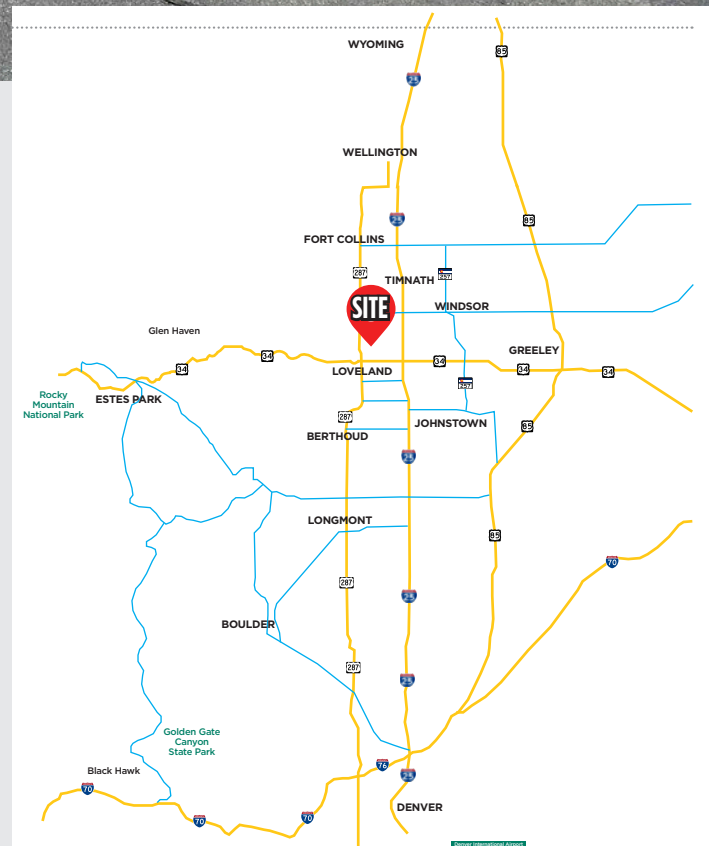
54.7

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT

## Area Demographics

	2 Miles	5 Miles	10 Miles
<b>Population</b>			
2024 Population	38,464	95,875	263,587
Annual Growth 2024-2029 (projected)	0.90%	1.10%	1.50%
Median Age	42.9	42.1	39.4
Bachelor's Degree or Higher	35%	39%	46%
<b>Households</b>			
2024 Households	15,930	40,163	111,862
2029 Household Projections	16,695	42,488	120,519
Total Specified Consumer Spending (\$)	\$519.2M	\$1.4B	\$4.3B
<b>Income</b>			
Avg. Household Income	\$86,073	\$99,168	\$114,990
Median Household Income	\$70,000	\$76,636	\$89,558

\*Source, CoStar



### Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES