

# OFFICE-RETAIL FOR LEASE

425 E Eisenhower Blvd, Suite No. 2 | Loveland, CO 80537

## Offering Highlights:

- 2,093 square feet
- Private offices: 5 main floor, 1 second floor
- Large conference room on second floor
- 1/3 of off-street parking for Suite No. 2
- Zoning: B-Developing Business

## Lease Details:

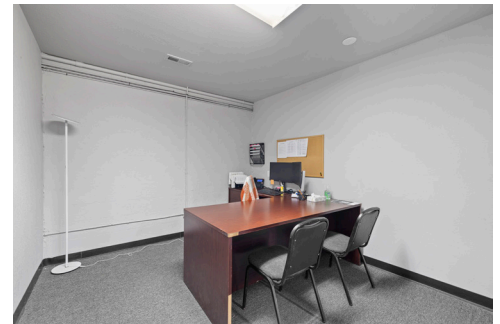
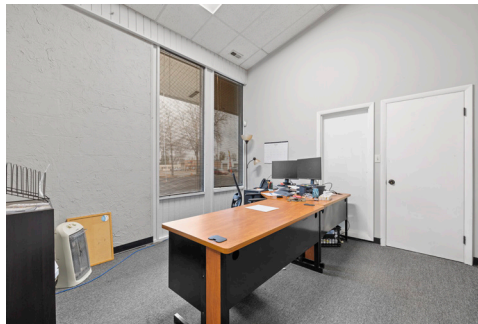
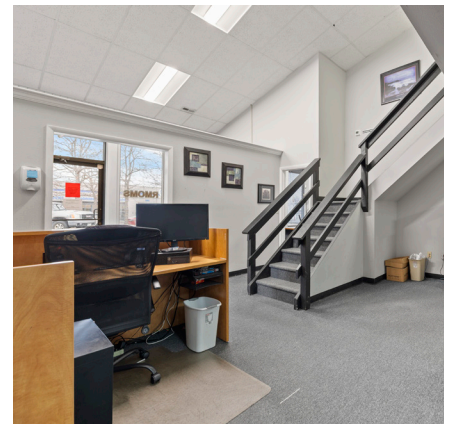
- Rent: \$13.50 per square foot NNN
- NNN: \$4.28 per square foot  
(\$3.49/SF taxes + \$0.79/SF insurance)

## Utilities:

- 37.47% of building's Electricity, Gas, Water-Sewer billed to Tenant through monthly expenses

## Trash & Snow Removal:

- Trash: Tenant to take out service and pay
- Snow Removal: Tenant in Suite No. 1 contracts service for the entire building and is reimbursed by Landlord



**Rhett Strom**

Commercial Broker | Partner

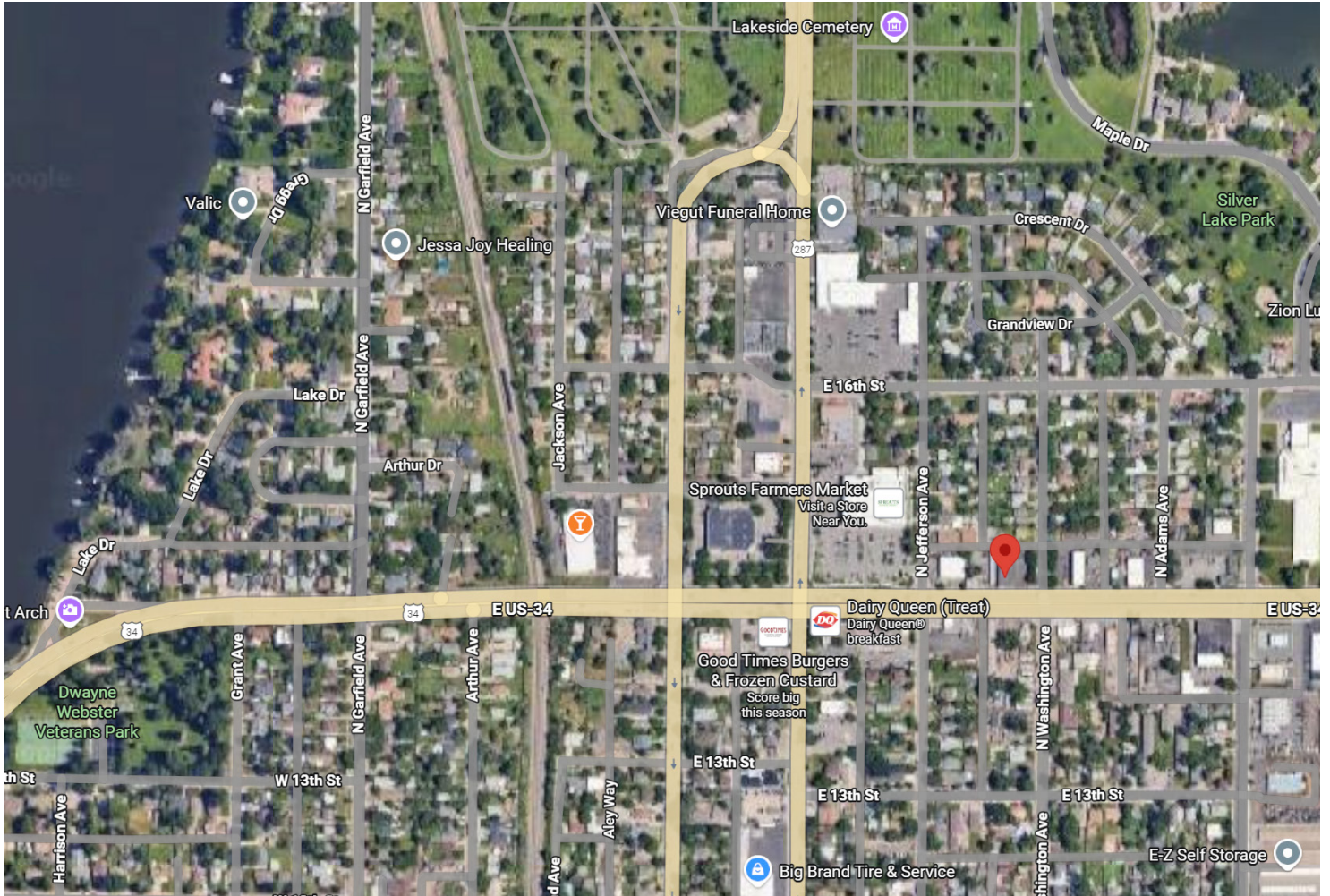
970.692.4454 Mobile  
rstrom@thegroupinc.com  
[www.TheGroupInc.com](http://www.TheGroupInc.com)

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.1.2025



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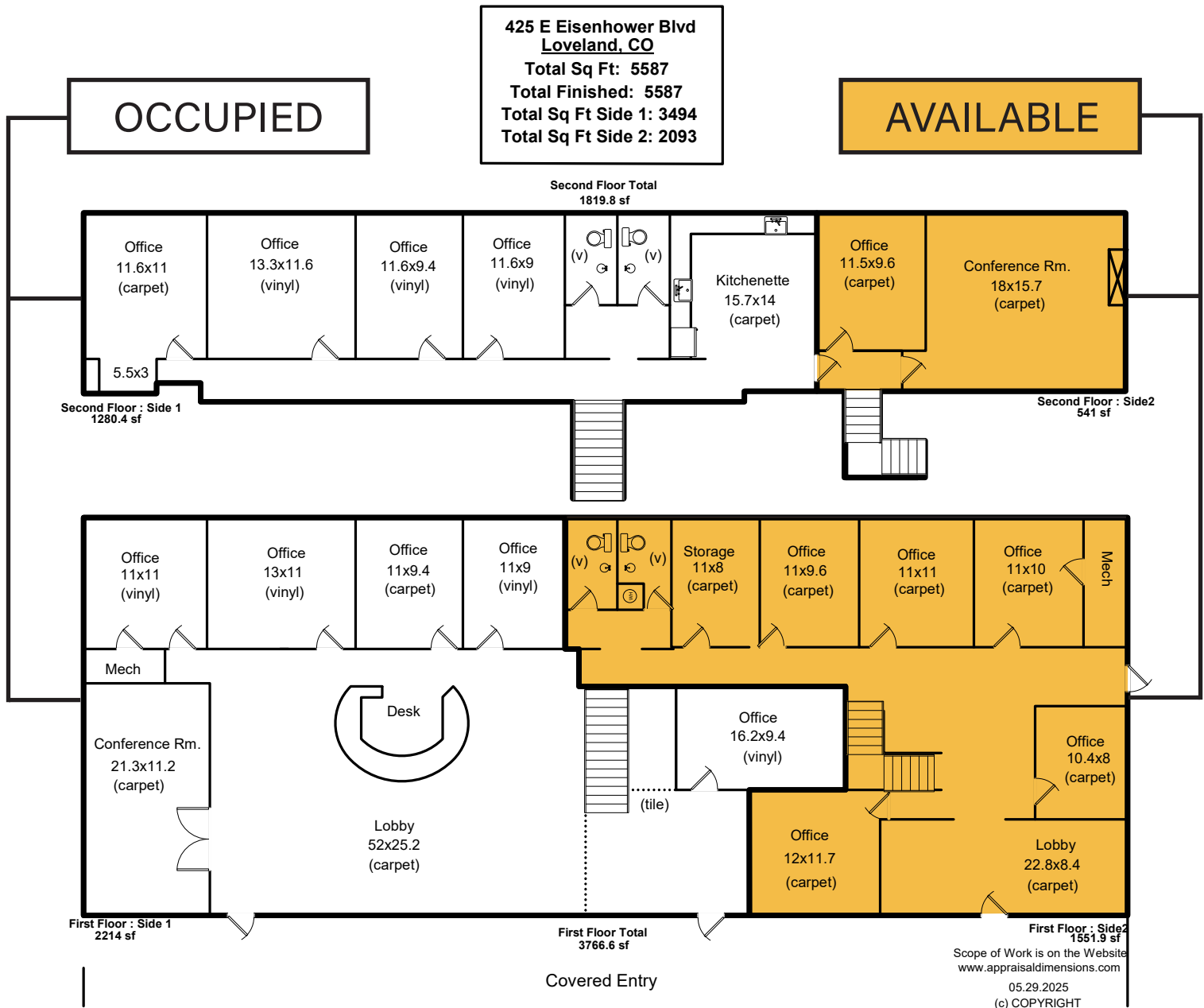
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