



MINDFULLY CREATING COMMUNITY

# OFFICE SPACE FOR LEASE

107 W. 29th Street, Suite 200, Loveland, CO



## PROPERTY DETAILS

### Available Space:

Suite 200: 523 RSF

Monthly Rent: \$970 total

### Proposed Use:

- Legal
- Financial
- Engineering
- Counseling

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## FIRESIDE SQUARE OFFICES

**LEASE RATE: \$14.00/RSF NNN (\$8.24/SF)**

- Well located professional office on NWC of US Hwy 287 and 29th Street
- Move-in ready second floor space with open plan
- Ideal for any service retail or professional office use including legal, accounting, engineering and more
- Recently remodeled offices and common areas with modern finishes
- Quick and convenient access to US Highway 287 and major arteries of Loveland
- Close proximity to many retailers including King Soopers, McDonalds, Starbucks, Applebees, and many more



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,460	62,824	97,337
Avg. HH Income	\$88,516	\$101,599	\$112,893
Households	4,027	27,023	41,229
Businesses	542	2,934	4,214
Employees	5,736	28,565	48,955



### TRAFFIC COUNTS (Source: STDBOnline)

W. 29th Street @ RR tracks	17,840 VPD
Garfield Ave. @ W. 29th Street	7,270 VPD

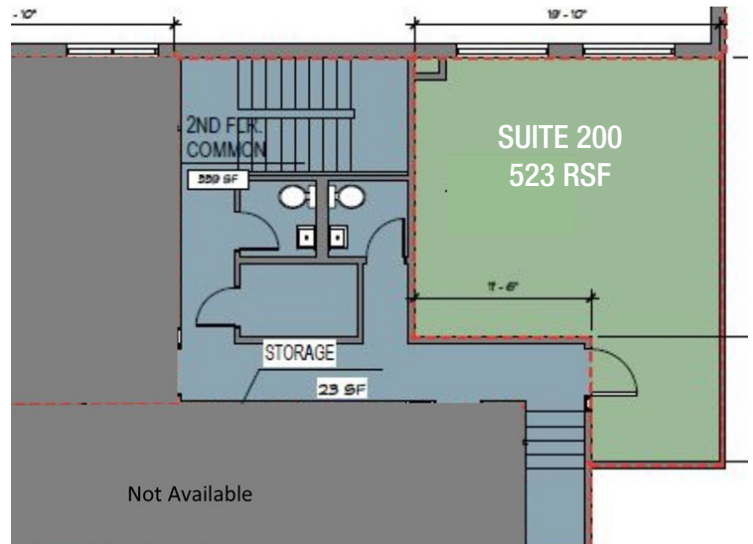
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/12/2025

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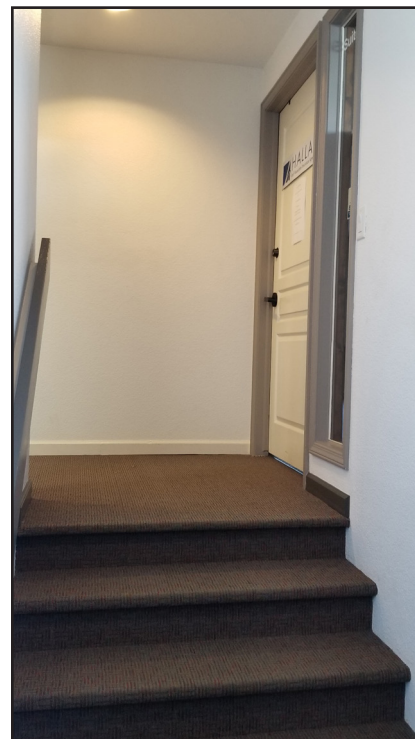
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## SUITE 200

- Open layout
- Interior entrance from fully remodeled foyer
- Abundant natural light
- Recently updated with new ceiling tiles, carpet, paint



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Downtown Loveland - 0.2 miles; 5 minutes

Fort Collins, CO - 11 miles; 16 minutes

Greeley, CO - 22 miles; 29 minutes



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