

103 E. 42nd Street, Loveland, CO
HIGH VISIBILITY OFFICE
SPACE FOR LEASE



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space:
Suite 109 - 882 RSF

Lease Rate: \$16.00/SF NNN
(NNN est. \$8.00/SF)
\$1,765/mo + gas & electric

- Proposed Use:
- Boutique
 - Beauty Salon/day spa
 - Artist Studio/workshop
 - Chiropractor
 - Physical Therapy
 - Health/wellness

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NORTH LOVELAND OFFICE

LEASE RATE: \$16.00/SF NNN (\$8.00/SF)

- Excellent high visibility office space in convenient north Loveland location with direct access to US Highway 287/N. Garfield Avenue
- Well established corridor in need of service and professional office uses, with proximity to many retailers and restaurants
- High traffic and visibility with monument signage on US Highway 287, and paved off-street parking
- Suite 109 - Former massage therapy with potential display or conference room, easily converted to offices or work spaces
- Ideal for legal, chiropractor, physical therapy, insurance, or other office uses
- This unit to be delivered with new paint, new LED lighting
- Co-tenants include private medical clinic and computer repair



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	11,477	54,947	101,427
Avg. HH Income	\$90,040	\$103,236	\$112,572
Households	4,771	23,889	43,149
Businesses	382	2,484	4,373
Employees	3,492	24,045	49,894



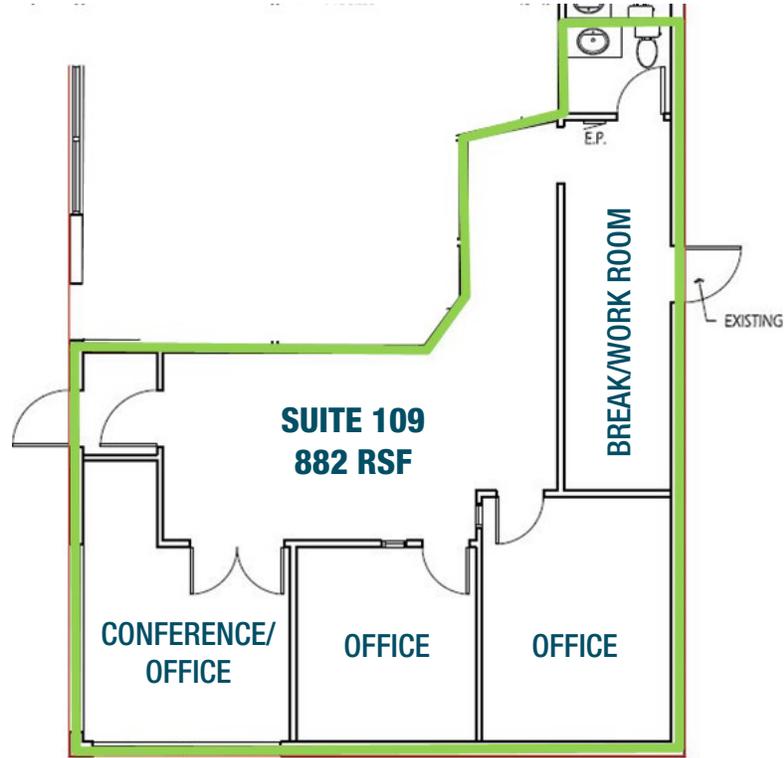
TRAFFIC COUNTS (Source: STDBOnline)

N. Garfield Ave. N. of 42nd St. **32,000 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. 2/11/2026

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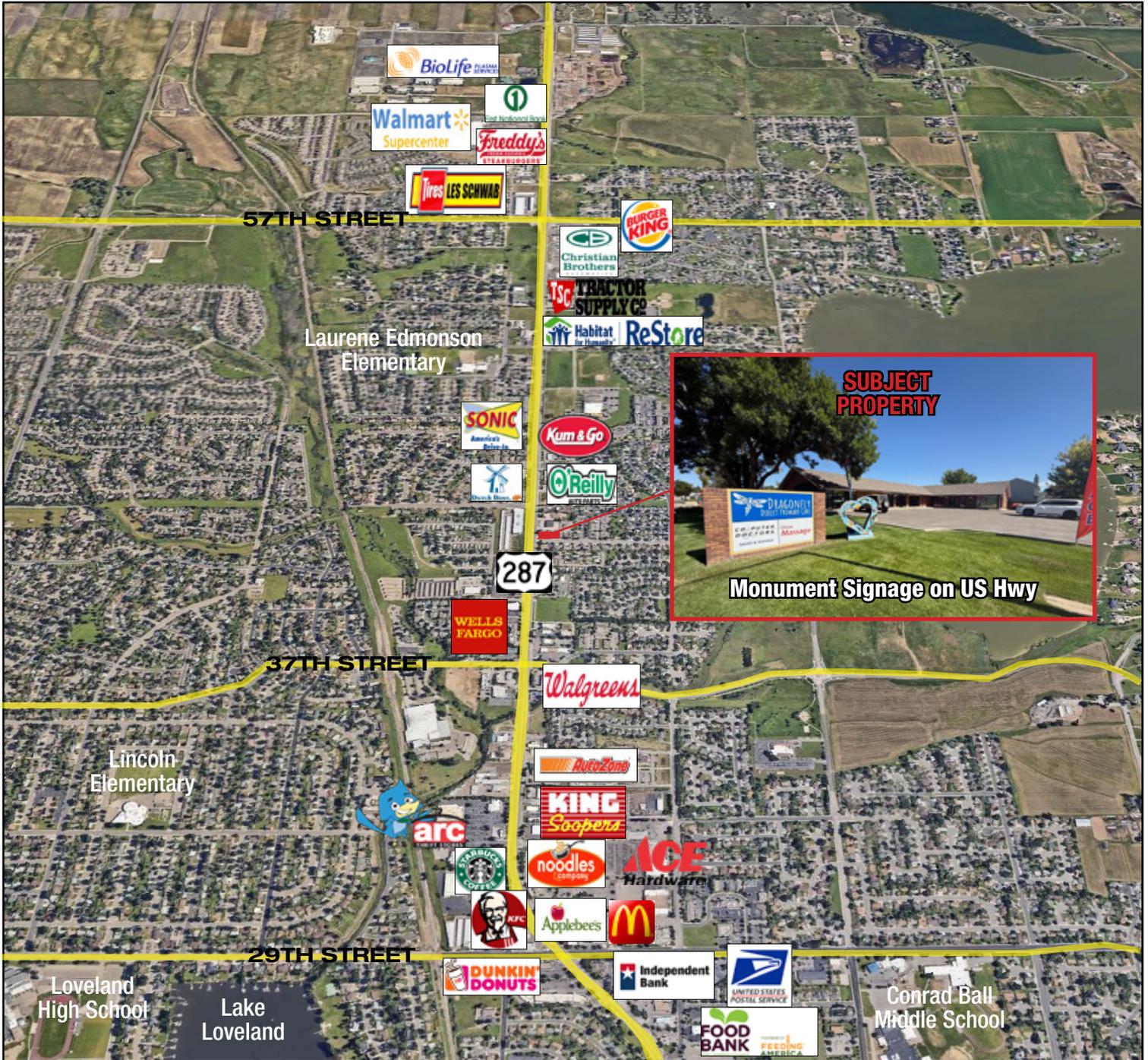
Suite 109 - 882 RSF

- Open reception
- Three private offices, conference room
- Private restroom
- Abundant natural light
- Breakroom/workroom
- Delivered with new paint and lighting



HIGH VISIBILITY OFFICE SPACE FOR LEASE

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Well located office suite in second busiest retail trade area in Loveland. Easy access to south Fort Collins and just minutes from Downtown Loveland and East & West Loveland.

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