



2707 W. Eisenhower Blvd., Loveland, CO OFFICE & OFFICE/WAREHOUSE SPACES FOR LEASE



PROPERTY DETAILS

Lease Rates:

- Unit 4: \$11.50/SF NNN (\$6.32/SF)
- Unit 8: \$14.00/SF NNN (\$6.32/SF)
- Unit 3: \$12.00/SF NNN (\$6.32/SF)

Zoning: (B) Developing Business

Proposed Use

- Design/Marketing
- Engineering
- Medical
- Counseling
- Professional
- Specialty Contractor
- Tradesman

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WEST LOVELAND OFFICE/WAREHOUSE

- Move-in ready office space as well as a rare, small office and warehouse opportunity in accessible West Loveland location
- Abundant off-street parking, well maintained landscaping and monument signage
- Highway 34 visibility and easy access, close to restaurants, retail, grocery and other amenities

UNIT 4 - 1,517 RSF OFFICE / WAREHOUSE: LEASE RATE \$2,250/month

- Includes a small reception area, 2 private offices, breakroom/work room, storage, and a private restroom
- Clean heated 21'x 33' shop with mezzanine storage and 10'x'10 OHD and 16'ceiling

UNIT 8 - 2,005 RSF OFFICE: LEASE RATE \$3,395/month

- Includes large reception/waiting area, 6 private offices, conference/training room, kitchenette and private restroom
- Abundant natural light from multiple west and south-facing windows
- Recently updated with new carpet, paint & fixtures

UNIT 3 - 3,308 RSF WAREHOUSE: LEASE RATE \$5,050/month

- Includes double warehouse space, private office, work/showroom area, restrooms and mezzanine storage
- Two 10'x10' OHDs



DEMOGRAPHICS (Source: STDB Online 2025, radius)

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|-----------|-----------|
| 2025 Population | 7,340 | 57,161 | 86,017 |
| Avg. HH Income | \$92,675 | \$102,561 | \$107,967 |
| Households | 3,186 | 24,440 | 36,610 |
| Businesses | 282 | 2,273 | 3,438 |
| Employees | 2,923 | 20,611 | 32,944 |



TRAFFIC COUNTS (Source: STDBOnline)

| | |
|--------------------------------------|------------|
| W. Eisenhower just West of Property | 24,000 VPD |
| N. Wilson Ave. @ W. Eisenhower Blvd. | 19,000 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. 10/10/2025

OFFICE/WAREHOUSE FOR LEASE - UNIT 4

2707 W. Eisenhower Blvd., Loveland, CO



UNIT 4 RECEPTION



UNIT 4 OFFICE



UNIT 4 OFFICE

UNIT 4 - 1,517 RSF

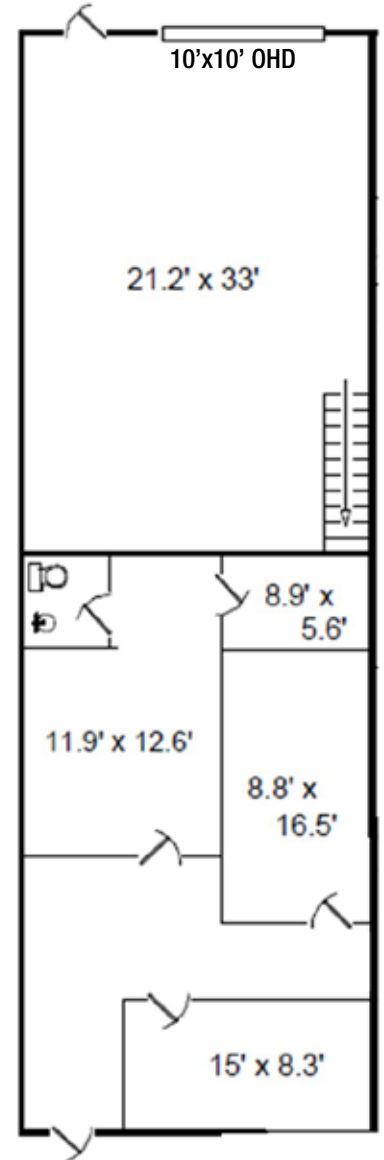
- 2 private offices
- Large breakroom/work room
- Clean, modern finishes
- Open warehouse with mezzanine storage and 10'x10' OHD
- 16' ceiling in warehouse



UNIT 4 WAREHOUSE



UNIT 4 WAREHOUSE



UNIT 4 ENTRANCE

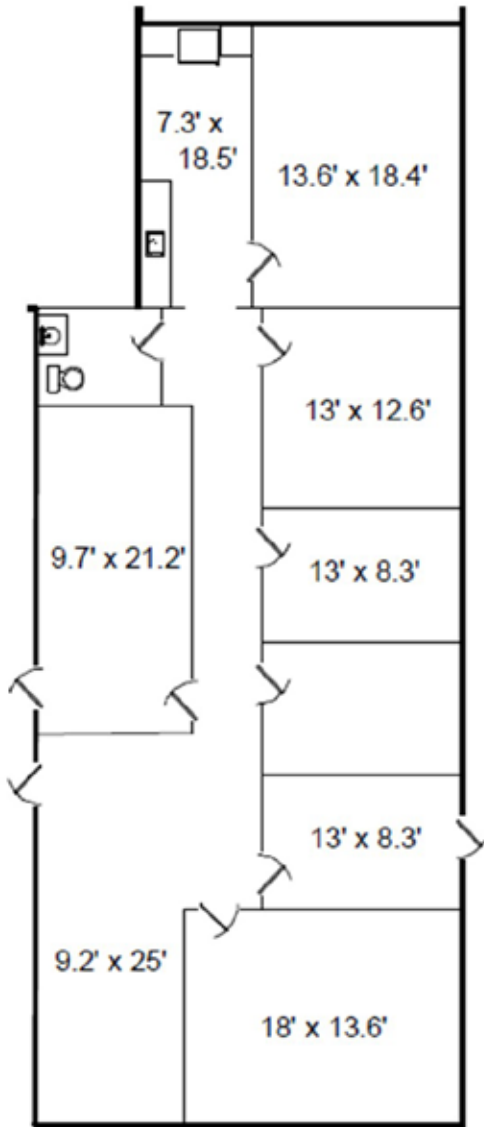


UNIT 4 WAREHOUSE

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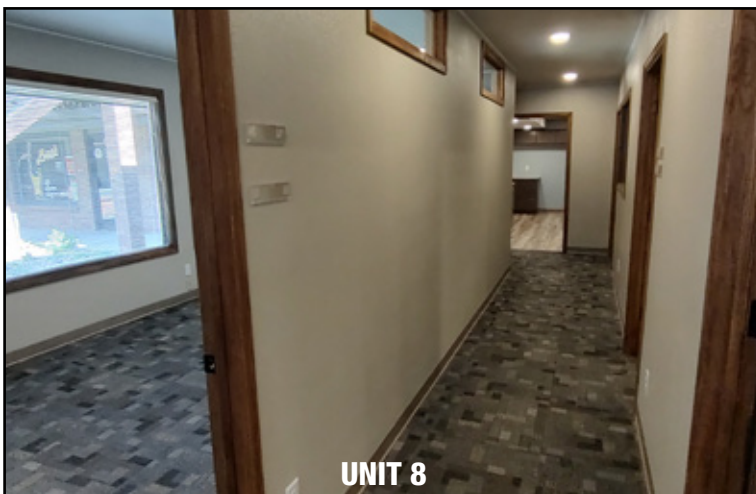
OFFICE FOR LEASE - UNIT 8

2707 W. Eisenhower Blvd., Loveland, CO



UNIT 8 - 2,005 RSF

- Generous private offices
- Large reception/waiting area
- Large conference or shared office
- Abundant natural light
- Building & monument signage
- Clean, modern finishes

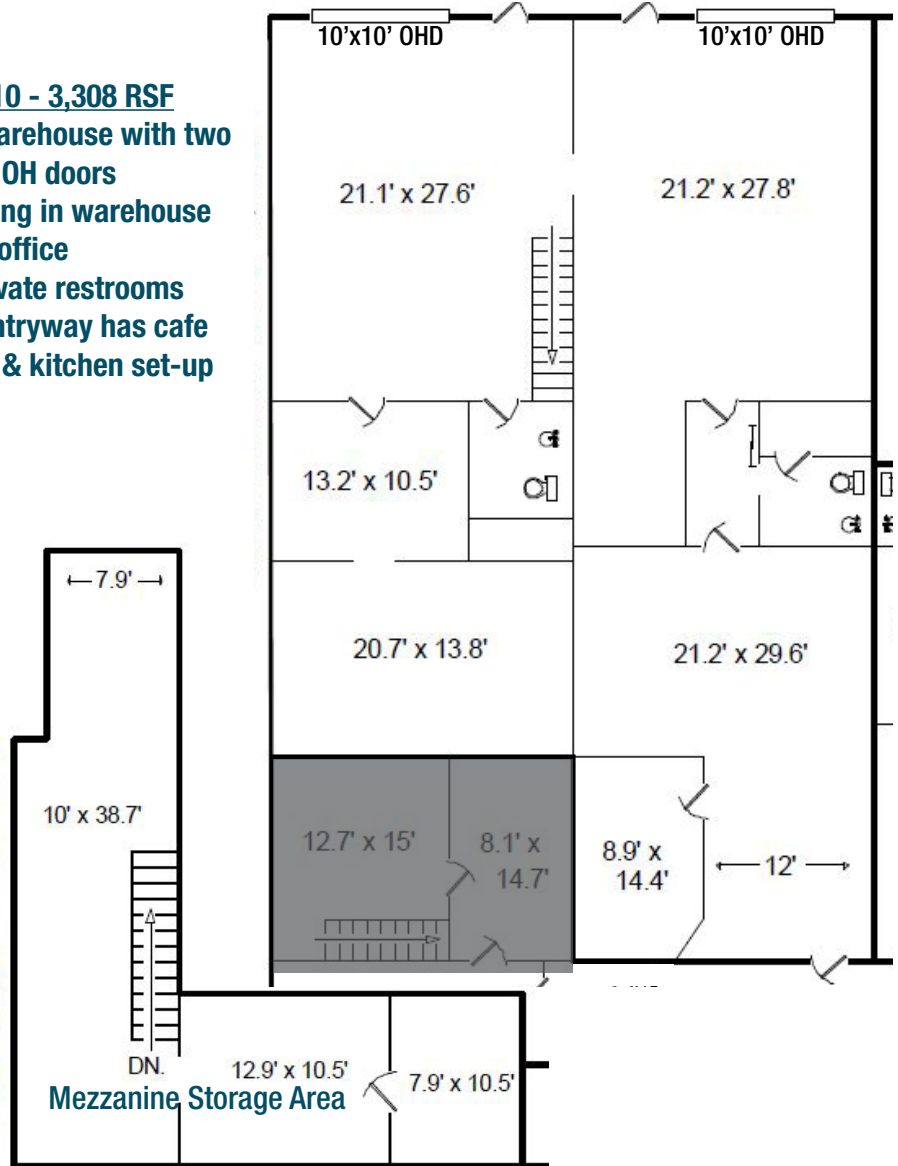


OFFICE/WAREHOUSE FOR LEASE - UNIT 3

2707 W. Eisenhower Blvd., Loveland, CO

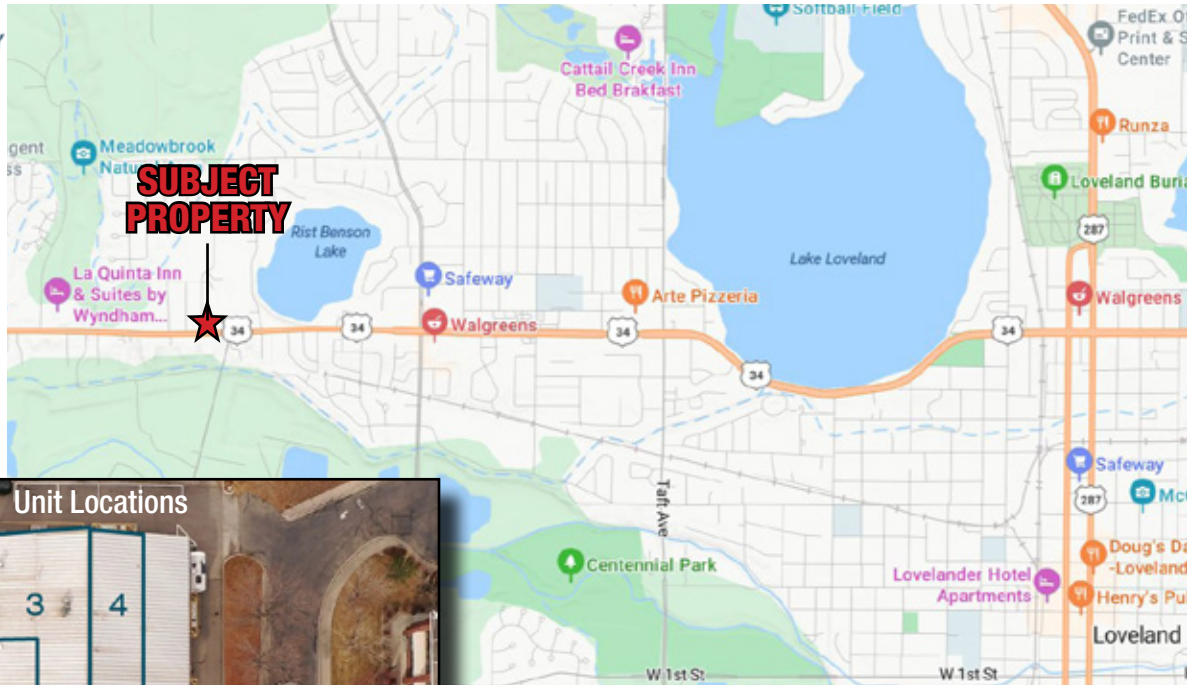
UNIT 3,9,10 - 3,308 RSF

- Open warehouse with two 10'x10' OH doors
- 16' ceiling in warehouse
- Private office
- Two private restrooms
- Front entryway has cafe seating & kitchen set-up



OFFICE & OFFICE/WAREHOUSE FOR LEASE

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DISTANCES:

US HWY 287 - 2.18 mi
DOWNTOWN LOVELAND - 2.3 mi
FORT COLLINS - 12.19 mi
I-25 - 6.33 mi
ESTES PARK - 21.09 mi



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