

729
8th STREET SOUTHEAST

**LOVELAND
COLORADO 80537**



**OFFICE, WAREHOUSE,
AND YARD SPACE
AVAILABLE FOR LEASE**

 **CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

Welcome to 729 8th Street, a premier property offering versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property features a warehouse and five office suites available, providing ample room for a variety of industrial processes and office configurations. This makes it a perfect choice for companies looking to optimize their workspace. With its strategic location, 729 8th Street Southeast ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

PROPERTY DETAILS

Warehouse Building 1: 5,361 - 10,722 SF
Yard Space: 0.25 - 0.5 AC

Office Suite 1: 1,911 SF
Office Suite 2: 1,563 SF
Office Suite 3: 1,039 SF
Office Suite 4: 1,915 SF
Office Basement Suite: 2,423 SF

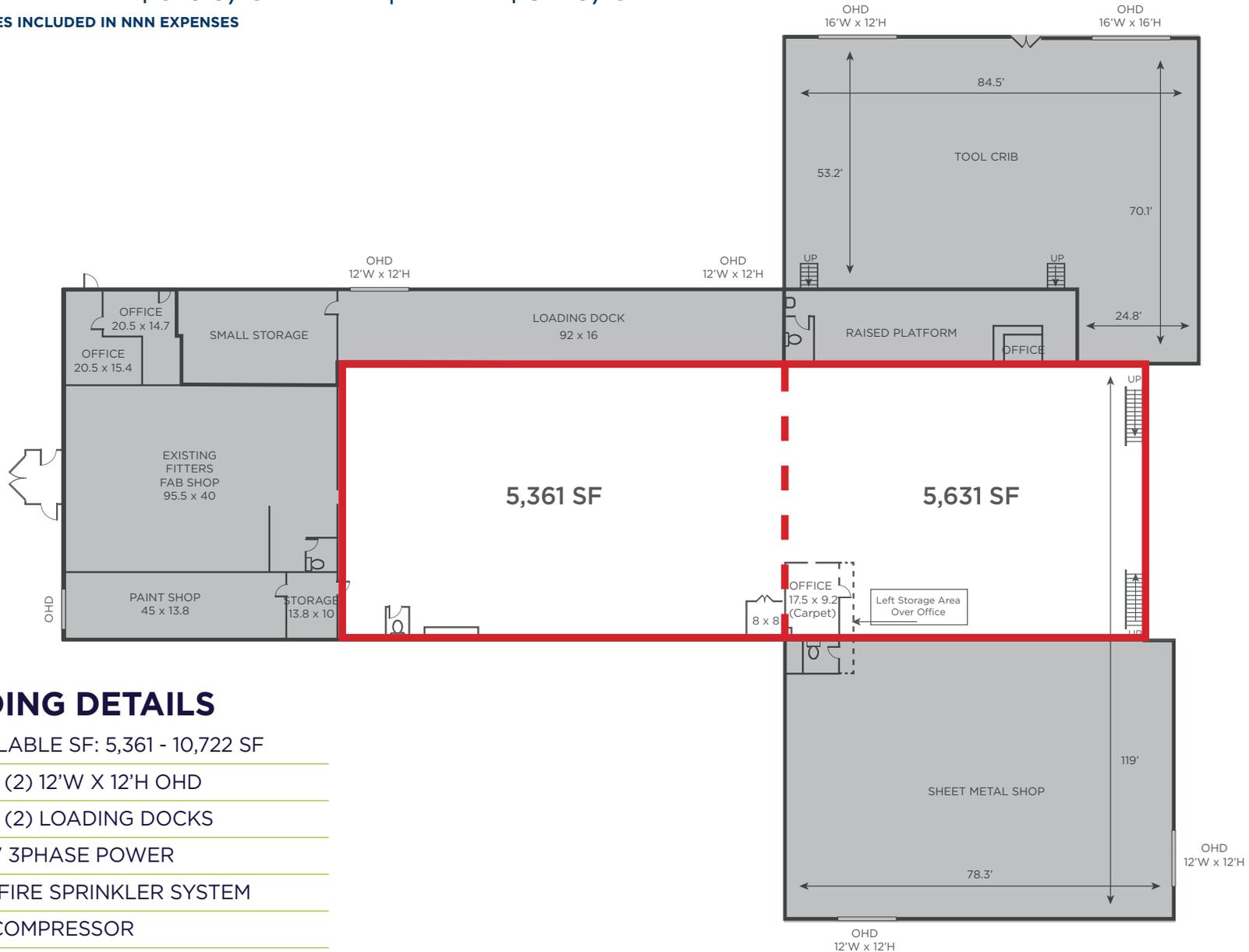
// PROPERTY AERIAL



WAREHOUSE BUILDING 1

LEASE RATE: \$8.00/SF NNN | NNN: \$5.70/SF

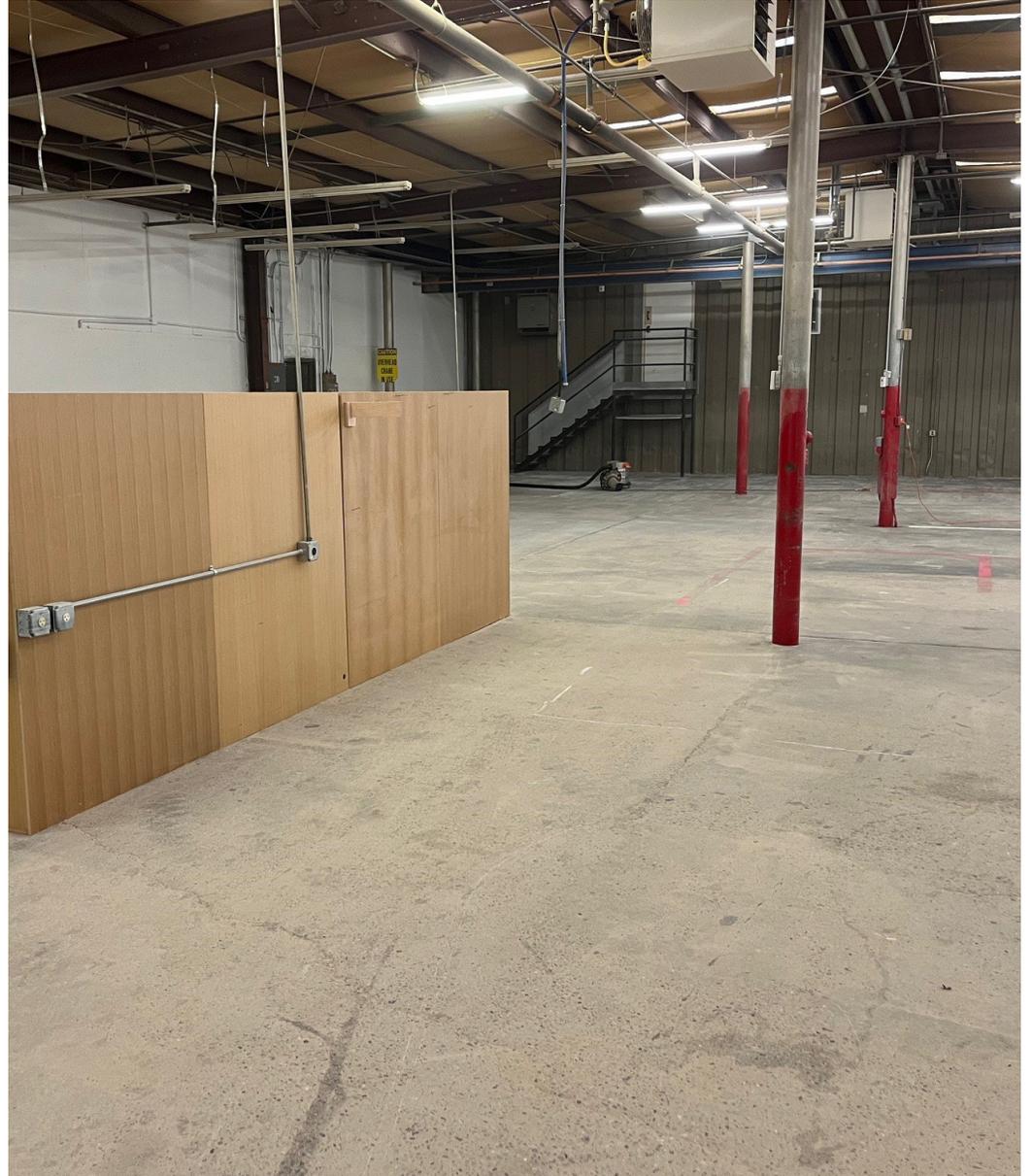
*ALL UTILITIES INCLUDED IN NNN EXPENSES



BUILDING DETAILS

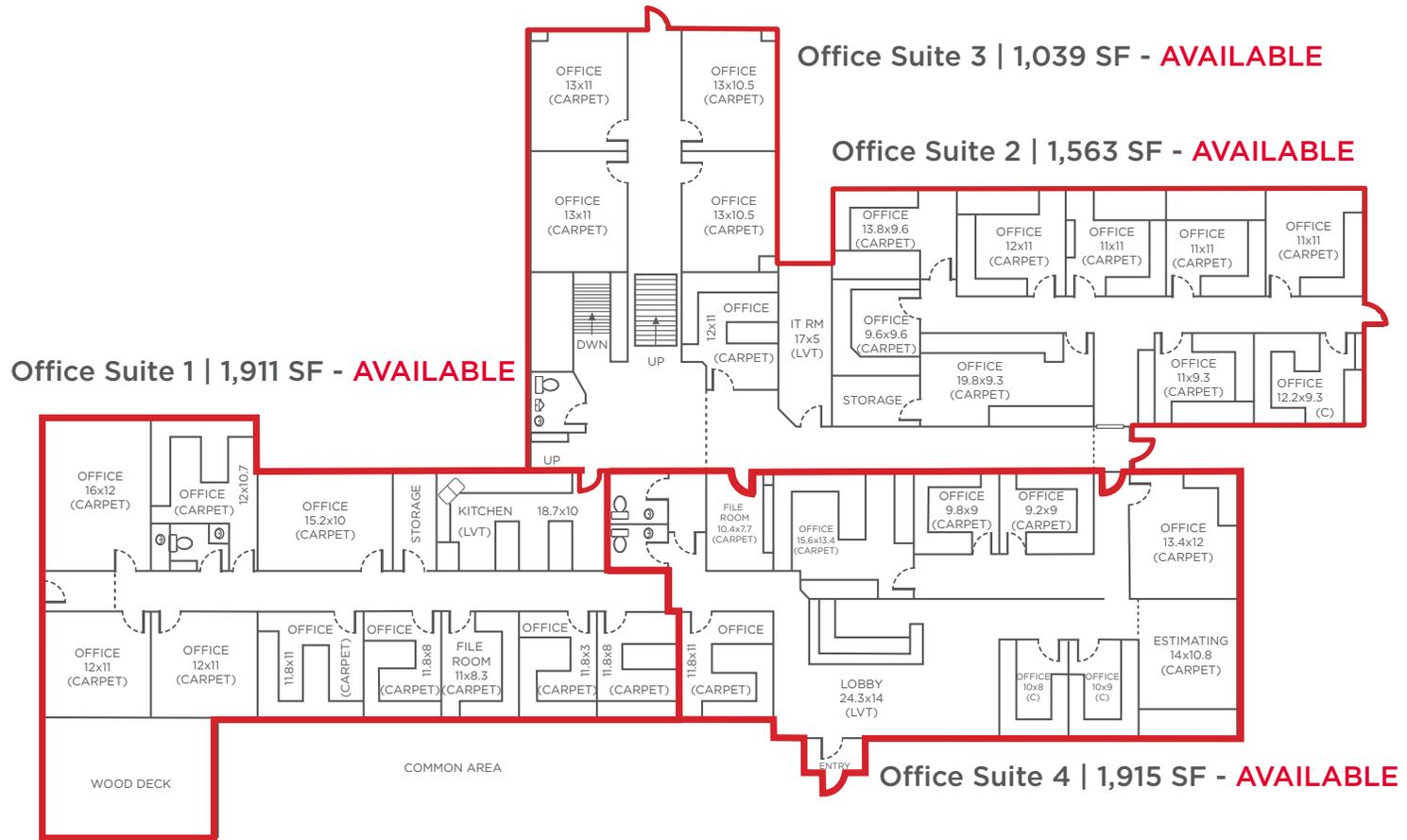
- AVAILABLE SF: 5,361 - 10,722 SF
- TWO (2) 12'W X 12'H OHD
- TWO (2) LOADING DOCKS
- 480V 3PHASE POWER
- DRY FIRE SPRINKLER SYSTEM
- AIR COMPRESSOR

// BUILDING 1 PHOTOS



// OFFICE BUILDING

LEASE RATE: \$12.00/SF GROSS



- SUITE 1**
- \$1,911/MONTH
 - NINE (9) PRIVATE OFFICES
 - WOOD DECK

- SUITE 2**
- \$1,563/MONTH
 - NINE (9) PRIVATE OFFICES
 - STORAGE

- SUITE 3**
- \$1,039/MONTH
 - FIVE (5) PRIVATE OFFICES
 - ONE (1) RESTROOM

- SUITE 4**
- \$1,915/MONTH
 - SIX (6) PRIVATE OFFICES
 - TWO (2) RESTROOMS

- BASEMENT**
- \$2,423/MONTH
 - 2,423 SF
 - FIVE (5) PRIVATE OFFICES
 - TWO (2) CONFERENCE ROOMS

// OFFICE BUILDING PHOTOS





CONTACTS:

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// NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

 2024 Total Loveland Population
78,526

 2024 Total Loveland (SUC01-99) Businesses
3,784

 2024 Average Household Income
\$107,749

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