



PROPERTY DETAILS

Available Space: 1,120 RSF

Lease Rate: \$16.50/SF NNN
(NNN est. \$9.36/SF)

Proposed Use:

Professional office, legal, accounting, engineering/architecture, counseling, and more

TOPAZ BUSINESS PLAZA CONDOS

LEASE RATE: \$16.50/SF NNN (\$9.36/SF)

- Well appointed office condo in convenient Highway 34 location
- Functional, open layout with 2 private offices, and large open reception/bullpen area
- Central Loveland location with proximity to McKee Medical Center, many restaurants, hotels and other services
- Ideal for any small professional office use with storefront entry and prominent building signage
- End cap unit with abundant windows for natural light
- Minutes from I-25 and Downtown Loveland

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,940	50,256	96,960
Avg. HH Income	\$96,754	\$104,052	\$114,433
Households	4,239	22,098	41,583
Businesses	701	3,045	4,471
Employees	7,907	32,680	53,047



TRAFFIC COUNTS (Source: STDBOnline)

Boise Ave. @ E. Eisenhower Blvd	46,000 VPD
E. Eisenhower Blvd E. of Boise Ave.	43,000 VPD
Boise Ave. N. of Eisenhower Blvd.	13,591 VPD

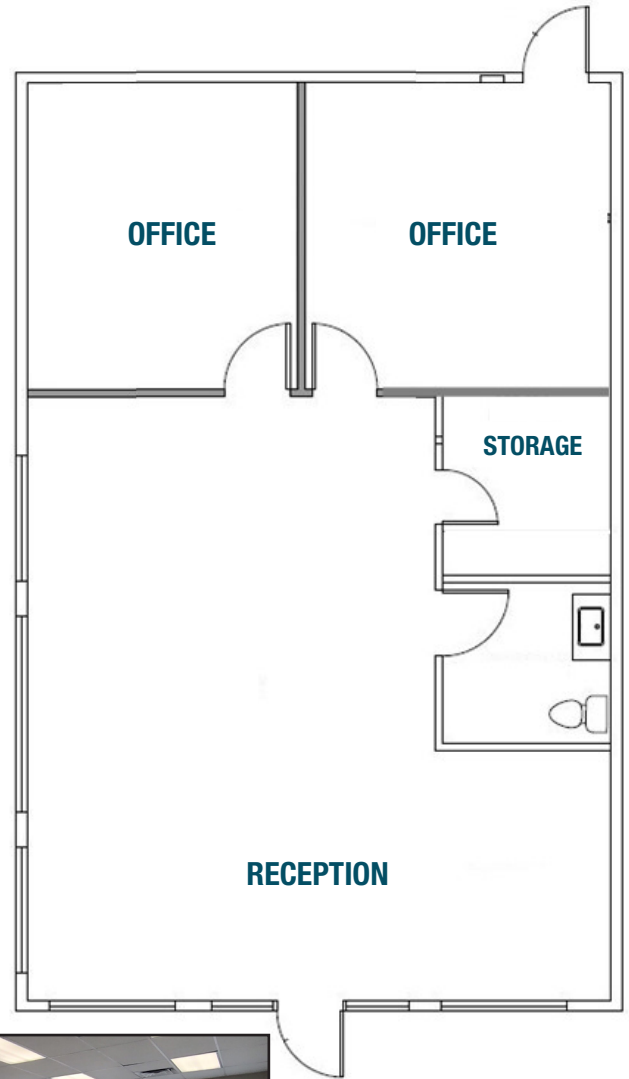
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OFFICE SPACE FOR LEASE

1694 Topaz Drive, Loveland, CO



- Two private offices
- Storage
- Private Restroom
- Storefront windows provide abundant natural light
- Private rear employee entrance
- Clean, modern finishes



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