

**SELLER  
FINANCING  
AVAILABLE**

**YOUR  
SIGN  
HERE**

## VERSATILE DOWNTOWN OFFICE/RETAIL SPACE

This stylistic office space offers collaborative workspaces and large offices which will enhance creativity, collaboration and efficiency among employees. Amazing location in thriving downtown Loveland with its restaurants, breweries, theaters, galleries and quaint shops close by.

PROPERTY TYPE: **OFFICE**

AVAILABLE: **3,040 SF**

PURCHASE PRICE: **\$585,000**

LEASE RATE: **\$12/SF**

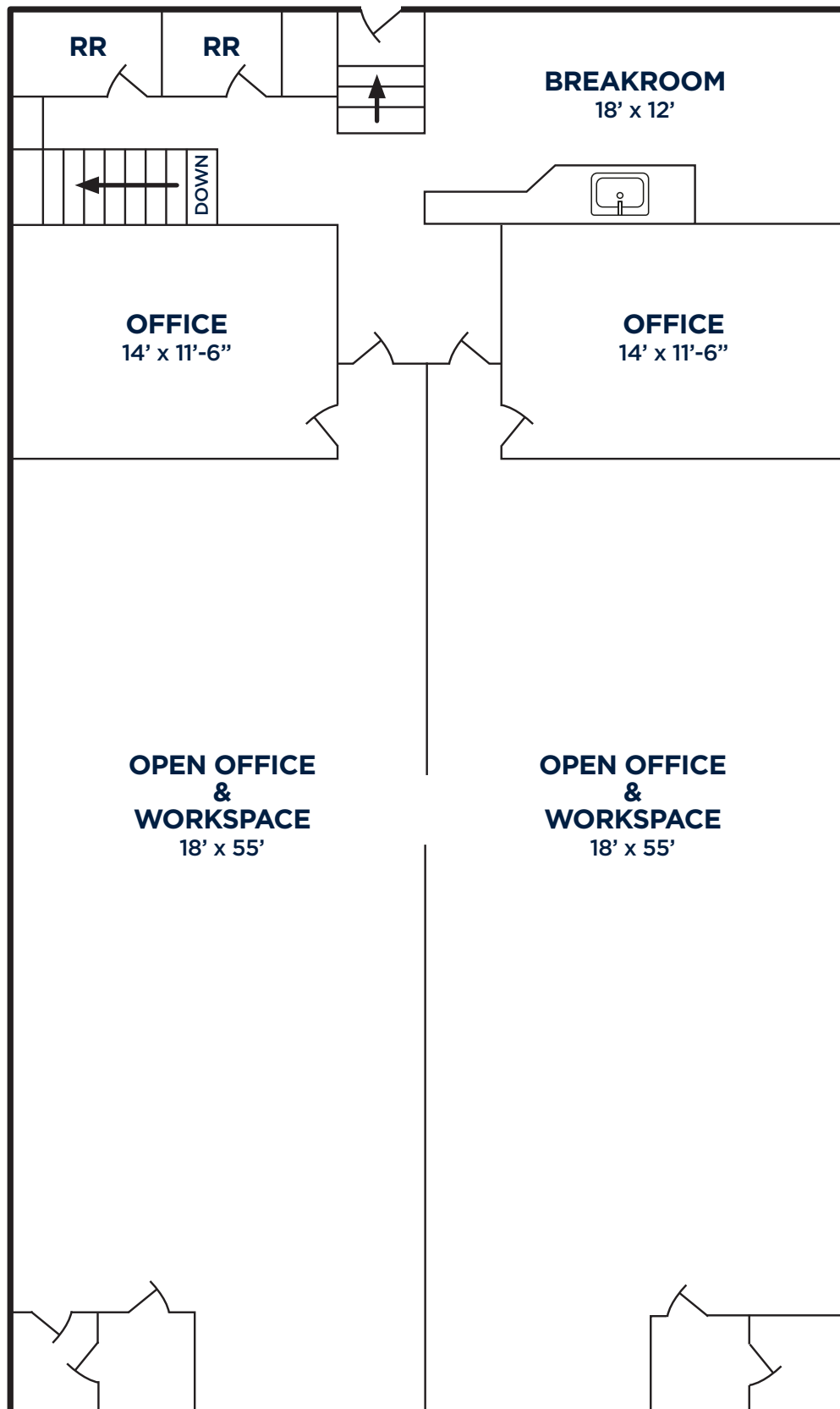
(NN EST. \$5.50/SF)

### KEY FEATURES:

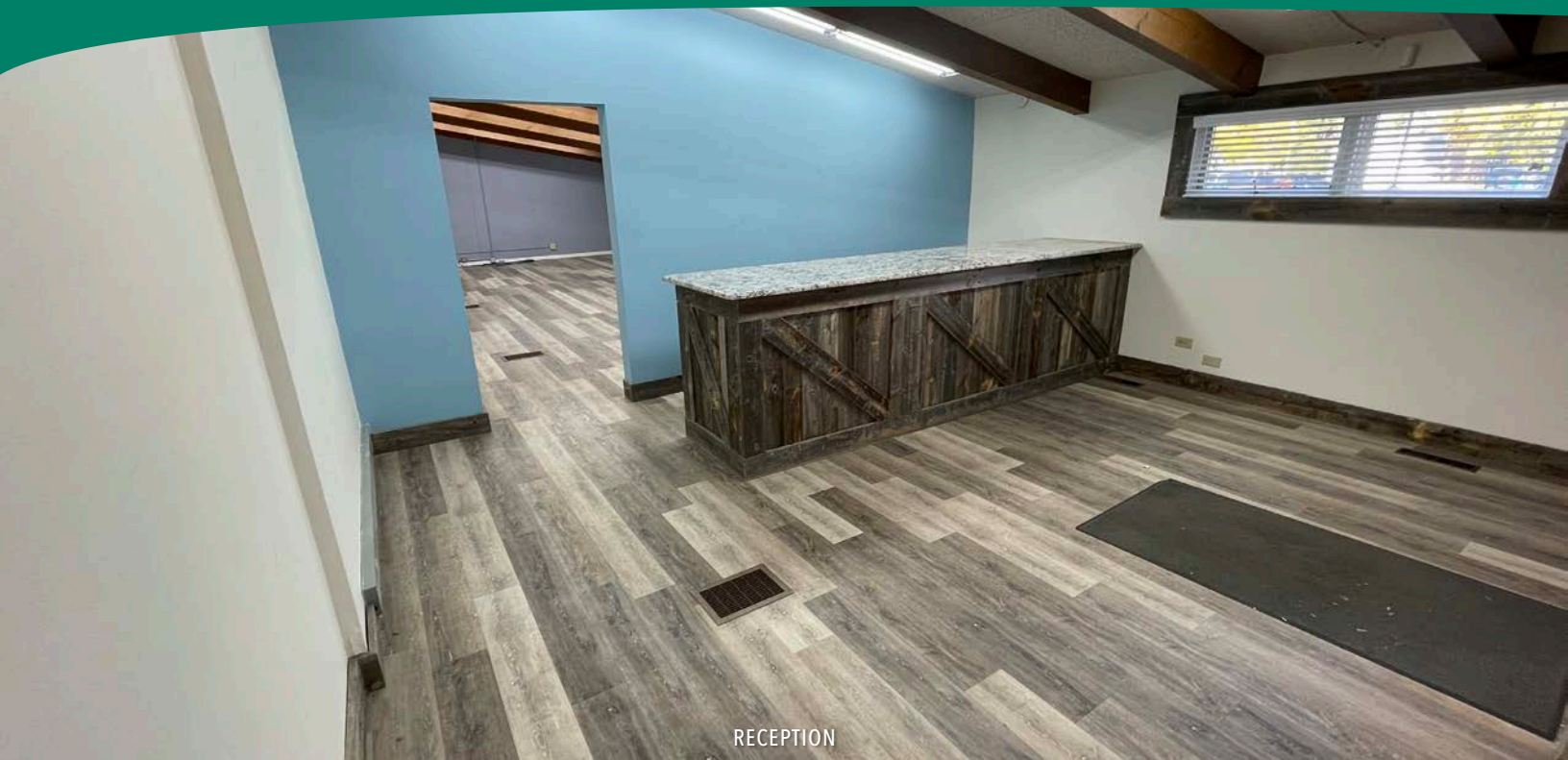
- Updated office or retail space with exposed beams
- Two large private offices, breakroom with kitchenette, and large open workspaces great for collaboration or merchandise sales
- Ideal location a short stroll from restaurants, breweries, bars, shops and entertainment
- On-site parking
- Seller financing available

# FLOOR PLAN

215 E. 7TH STREET • LOVELAND, CO 80537







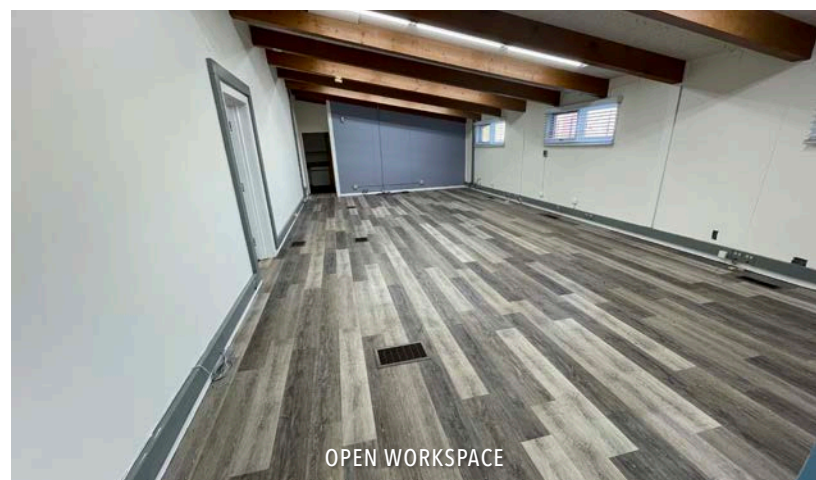
RECEPTION



OFFICE



BREAKROOM/KITCHENETTE 2



OPEN WORKSPACE

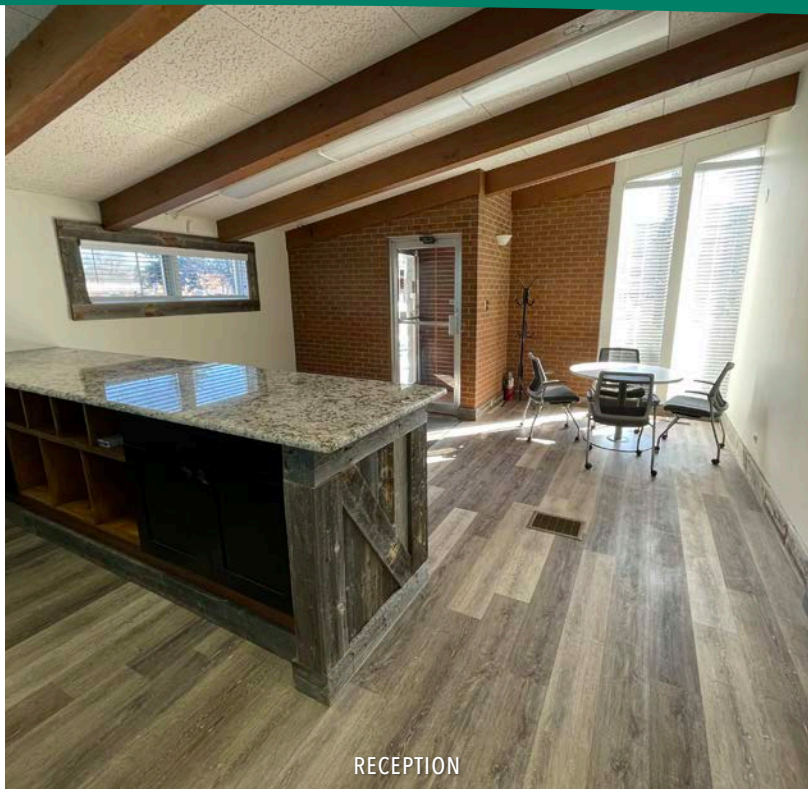


## FEATURED PROPERTY (2 OF 2)

215 E. 7TH STREET • LOVELAND, CO 80537



OPEN WORKSPACE 1



RECEPTION



OFFICE



OPEN WORKSPACE 2

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

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[bruce@realtec.com](mailto:bruce@realtec.com)

**PATRICK O'DONNELL** Broker  
970.231.5576  
[patricko@realtec.com](mailto:patricko@realtec.com)



# SITE LOCATION & DEMOGRAPHICS

215 E. 7TH STREET • LOVELAND, CO 80537

14.6

MILES  
TO FORT COLLINS

20.4

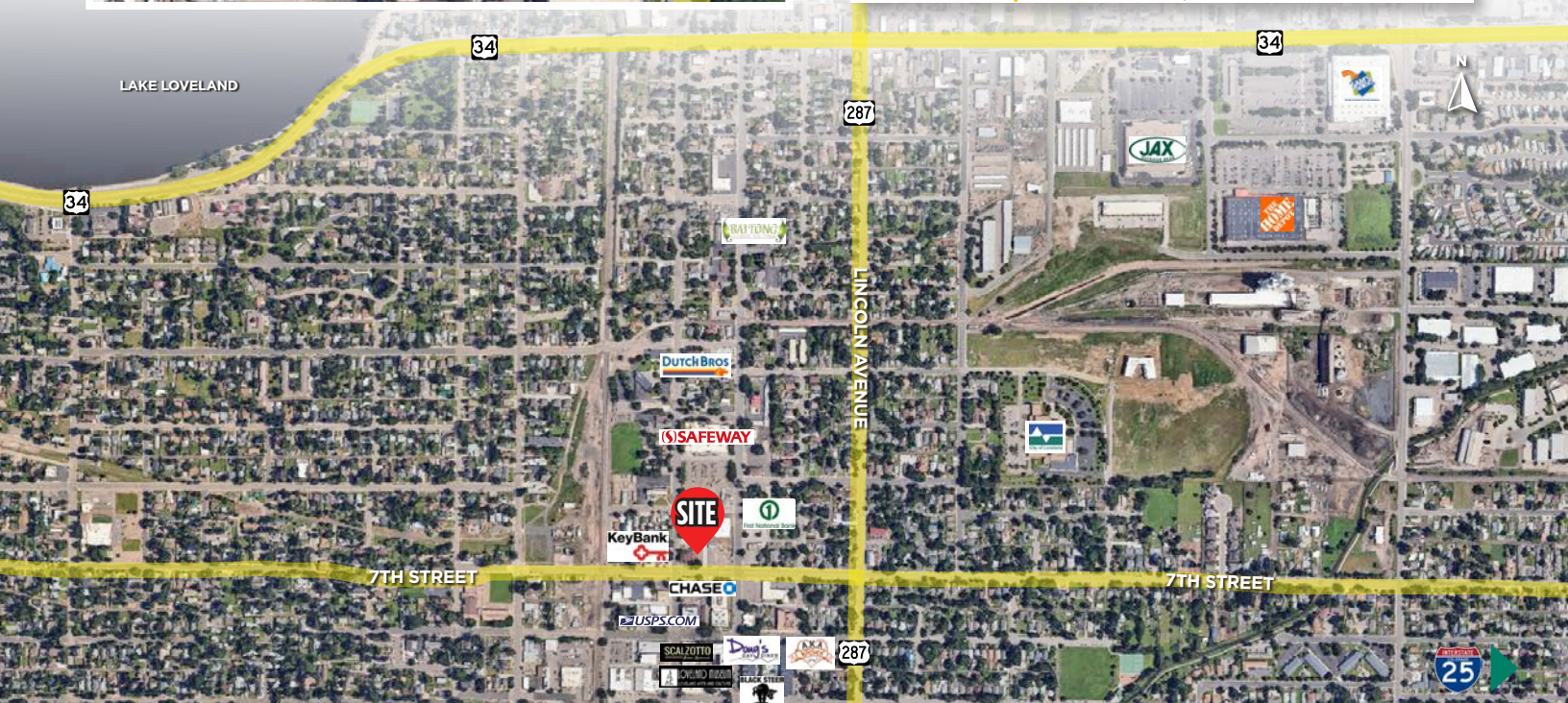
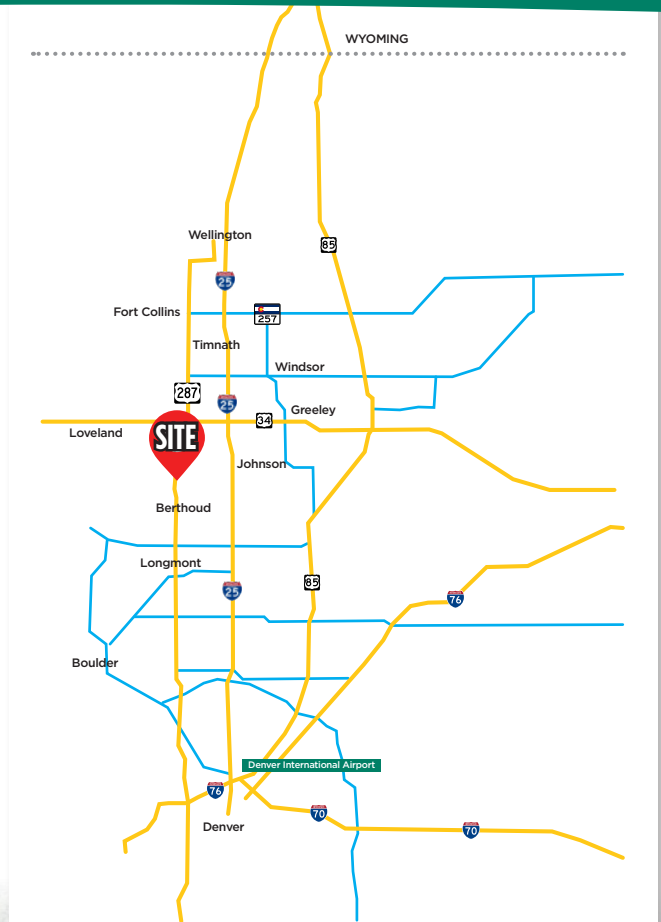
MILES  
TO GREELEY

58.4

MILES  
TO CHEYENNE

53.1

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.



## ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expend and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

### ACCOLADES

2020 Governor’s Award for Downtown Excellence  
 Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015  
 Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016  
 Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016  
 Best Places to Live in the West (Loveland) - Sunset Magazine, 2014  
 Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

### DEMOGRAPHICS

	1 Mile	3 Miles
<b>Population</b>	9,687	61,997
<b># Households</b>	4,497	25,279
<b>Average Age</b>	39.60	39.50
<b>Median Household Income</b>	\$56,987	\$69,991
<b>Daytime Employees</b>	6,420	24,631
<b>Population Growth 2021-2026</b>	6.53%	6.16%
<b>Household Growth 2021-2026</b>	6.67%	6.24%

Source: CoStar

### VISITOR GUIDE LINK

<https://online.publicationprinters.com/html5/reader/production/default.aspx?pubname=&edid=568b477a-8502-45ae-a6dc-17e517e19210&pnum=1>

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