



# AVAILABLE FOR LEASE

3320 W EISENHOWER BLVD | LOVELAND, CO

Offered at \$15.00/SF | NNN \$5.72/SF

3320 W Eisenhower offers 4,240 SF of highly visible space in West Loveland, formerly used as a medical office and well-suited for a wide range of professional, medical, or service-oriented users.

**MARK BISHOP**

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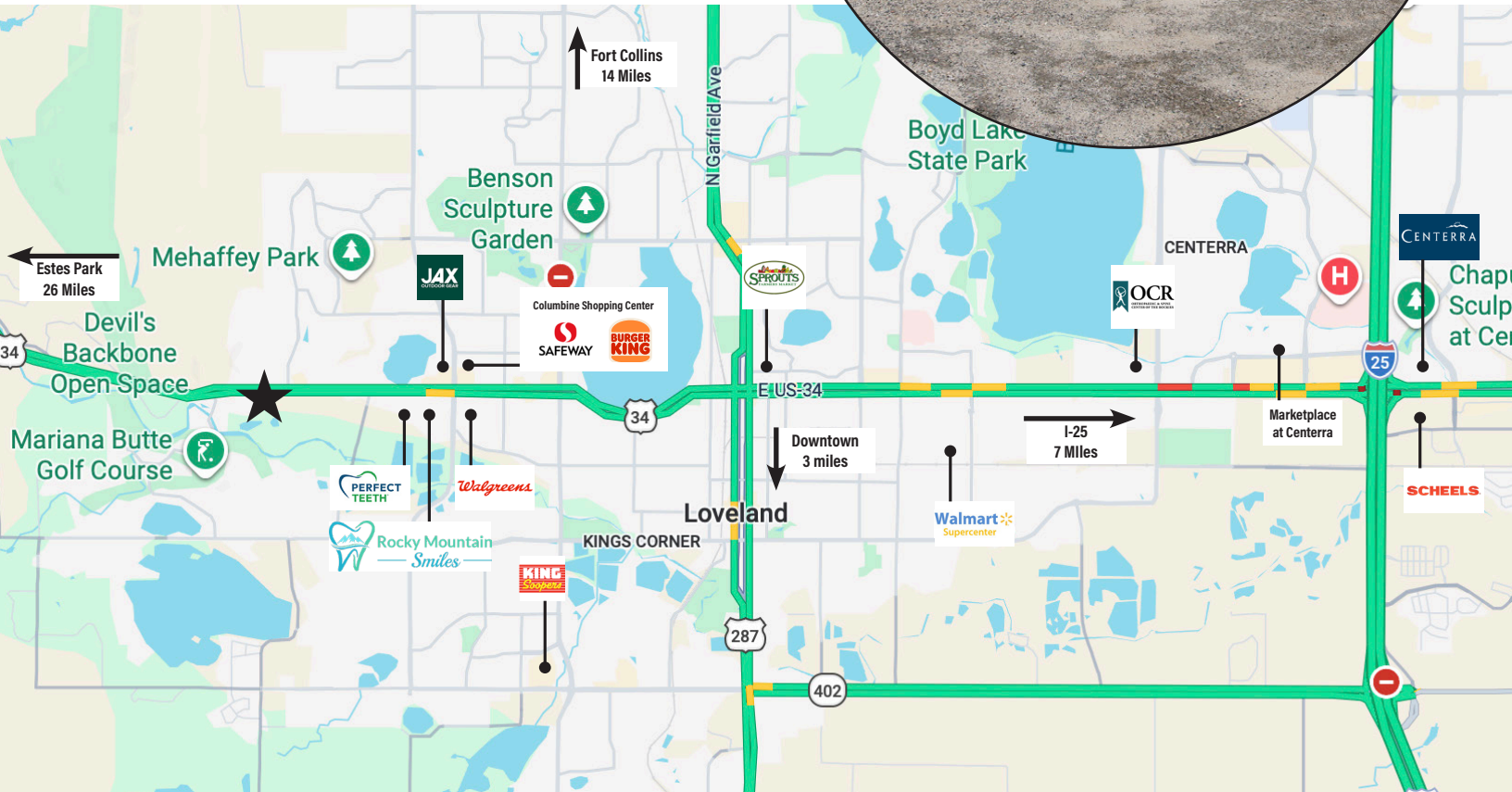
The property benefits from excellent exposure to approximately 16,000 vehicles per day along W Eisenhower Boulevard and features expansive views of the Front Range with views of natural areas and ponds, creating an uncommon and appealing setting for both clients and employees. The flexible layout and strong visibility make this an ideal opportunity for tenants seeking functionality, presence, and a high-quality work environment. Why West Loveland

West Loveland continues to attract businesses drawn to its strong demographics, growing residential base, and convenient access to regional destinations. The area offers a balance of visibility and accessibility without the congestion of more central corridors, while still providing quick connections to Highway 34, downtown Loveland, and nearby retail and services. With its combination of natural surroundings, traffic exposure, and long-term growth trajectory, West Loveland is an increasingly desirable location for businesses looking to establish or expand their footprint.

**PROPERTY HIGHLIGHTS**

- 4,240 SF available for lease
- Former medical office - adaptable for many uses
- High-visibility location on W Eisenhower Blvd
- Approx. 16,000 vehicles per day
- Front Range views of natural areas and ponds
- Strong West Loveland location with easy access

CLICK FOR  
**ZONING**



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