



## PROPERTY DETAILS

Available Space: 1,812 RSF

Lease Rate:

Suite 200 - \$13.50/RSF MG  
(\$2,000/mo + utilities)

Proposed Use:

- Professional Office
- Legal
- Accounting
- Engineering
- Yoga

Co-Tenants:

Mind Matters Counseling  
Loveland Lash & Skin Lounge  
Colorado Family Roofing

## Chris Johnston

Broker Associate  
970.420.5652  
chris@lcrealestategroup.com

## Rico Devlin

Sr. Partner/Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

## ABARR OFFICE SUITES

**LEASE RATE: \$13.25/RSF MG (\$2,000/MO + UTILITIES)**

- Move-in ready office suite in excellent location on the South end of Abarr Lake, just off of N. Taft Avenue across from Lake Loveland
- Central location boasts excellent access to N. Taft Avenue and US Highway 34
- Large windows provide abundant natural light and views of a well maintained medical office park
- Suite 200 (Upstairs) gains access from interior common area stairway as well as a separate exterior entry from the West end of the building offering a large space ready for tenant specific finishes
- Large open area with kitchenette and smaller open area that can easily be separated for privacy
- New carpet and paint negotiable



**DEMOGRAPHICS** (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	9,634	66,338	93,859
Avg. HH Income	\$97,192	\$99,403	\$109,523
Households	4,180	28,928	40,230
Businesses	298	2,862	3,743
Employees	2,854	26,261	36,848



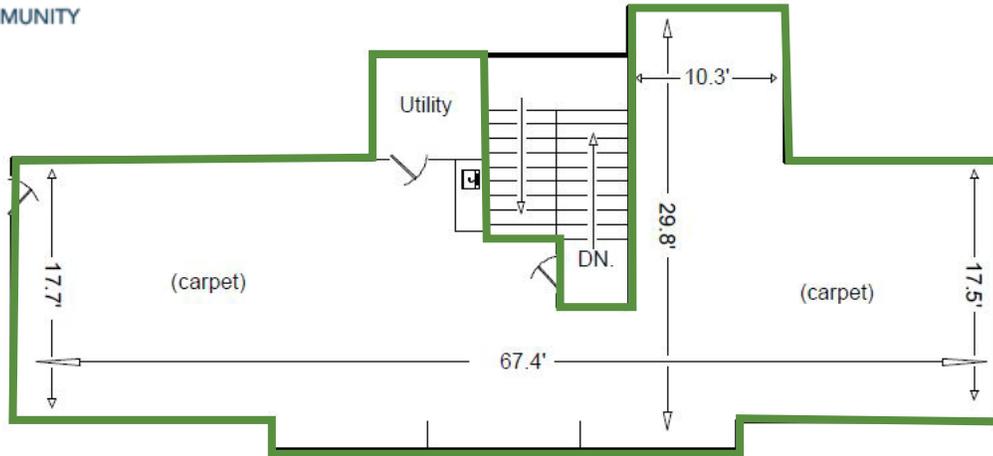
**TRAFFIC COUNTS** (Source: STDBOnline)

N. Taft Ave north of Abarr Dr. 21,455 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. 2/12/2026

# OFFICE SPACE FOR LEASE

2530 Abarr Drive, Loveland, CO



### Suite 200: +/- 1,812 RSF

- \$13.25/RSF Modified Gross (\$2,000.00/month)
- Second floor unit
- Access from interior stairway or exterior stairway
- Open layout with kitchenette
- Abundant natural light
- Ready for tenant specific finishes
- Shared restrooms on main level



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# OFFICE SPACE FOR LEASE

2530 Abarr Drive, Loveland, CO

### Distances from Property:

- Downtown Loveland 6 min | 3 miles
- Fort Collins 18 min | 12 miles
- Windsor 22 min | 15 miles
- Greeley 29 min | 23 miles



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