

PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE

1808 N. Boise Avenue, Suite 110, Loveland, CO



PROPERTY DETAILS

Available Suite 110 -
Space: 2,100 - 4,815 SF

Sale Price: \$715,000 (\$168.55/SF)

Lease Rate: \$12.75/SF NNN
(\$2.75/SF)

Taxes: \$4,190.13 (2016)

Co-Tenants: Health One Rose
Medical Clinic, Brent
Powell Financial, PDQ
Properties

BOISE AVENUE PROFESSIONAL OFFICE

SALE PRICE: \$715,000

LEASE RATE \$12.75/SF NNN (\$2.75/SF)

- Functional, fully remodeled professional office space in high traffic location
- Central Loveland location with convenient access to US Highway 34 and I-25
- Adjacent to McKee Medical Center/Banner Health, close proximity to East Loveland Medical Corridor, as well as close to many restaurants, hotels and other services
- Fully renovated, move-in ready space with contemporary finishes and excellent natural light throughout
- Garden level has open floor plan for workstations, training room, and approximately 500 s.f. of storage space

Nathan Klein

Partner/Commercial Brokerage Mgr
970-222-2473
nathan@lcrealestategroup.com

Rico Devlin

Broker Associate
970-413-1182
rico@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2017, radius)

	1 Mile	3 Mile	5 Mile
2016 Population	8,897	49,399	86,031
Avg. HH Income	\$65,020	\$68,766	\$78,417
Households	3,640	20,651	34,708
Businesses	522	3,056	4,415
Employees	6,274	30,338	46,578



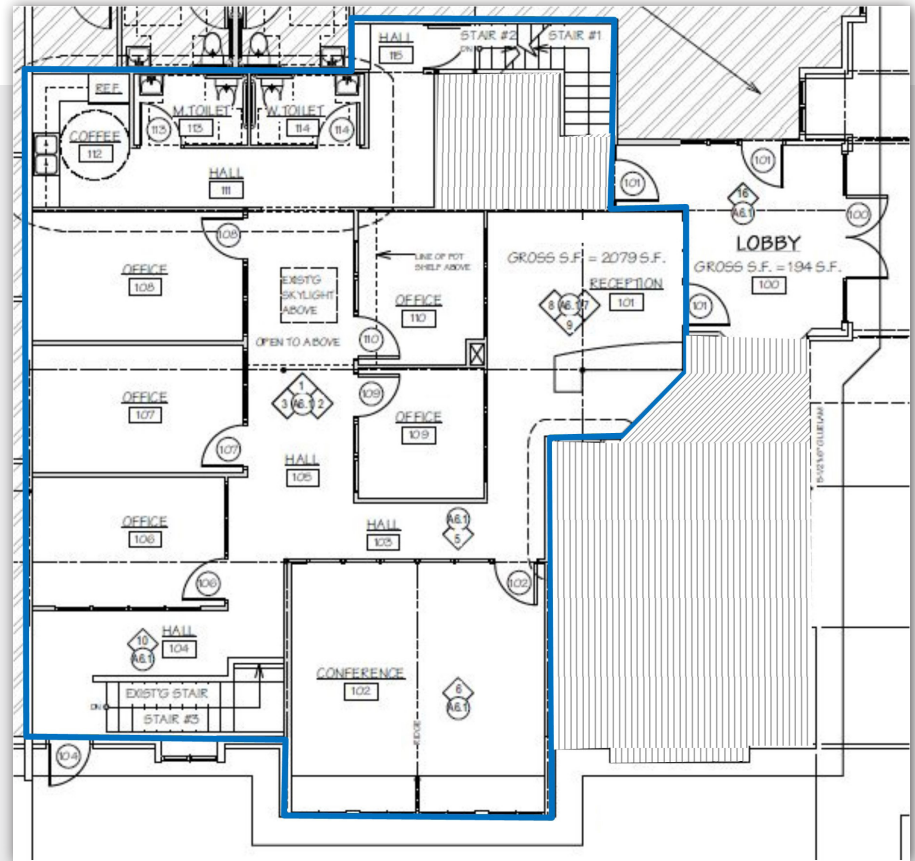
TRAFFIC COUNTS (Source: City of Loveland)

Boise Ave. @ E. 18th Street	18,100 VPD
E. Eisenhower Blvd E. of Boise Ave.	42,000 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. 6/23/2017

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Main Floor - 2,100 SF

- Quality finishes throughout
- 5 private offices
- Large conference room
- Abundant natural light throughout
- Men's and Women's restroom
- Access to 4000 + s.f. basement storage



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Garden Level - 2,715 SF

- Open floor plan
- Three private offices
- Locker rooms
- Kitchen
- Excellent storage area

