



# 729

8th STREET SOUTHEAST

LOVELAND  
COLORADO 80537

OFFICES, WAREHOUSES,  
AND YARD SPACE  
AVAILABLE FOR LEASE



**CUSHMAN &  
WAKEFIELD**





## // PROPERTY FEATURES

Welcome to 729 8th Street, a premier property offering 1,039-27,932 square feet of versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property features a warehouse and four office suites available, providing ample room for a variety of industrial processes and office configurations. This makes it a perfect choice for companies looking to optimize their workspace. With its strategic location, 729 8th Street Southeast ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

### PROPERTY DETAILS

<b>Available Size:</b>	1,039 - 27,932 SF
<b>Warehouse Building 1:</b>	5,633 - 13,701 SF
<b>Warehouse Building 3:</b>	5,380 SF
<b>Yard Space:</b>	0.25 - 0.5 AC

<b>Office Suite 1:</b>	1,911 SF
<b>Office Suite 2:</b>	1,563 SF
<b>Office Suite 3:</b>	1,039 SF
<b>Office Suite 4:</b>	1,915 SF
<b>Office Basement Suite:</b>	2,423 SF

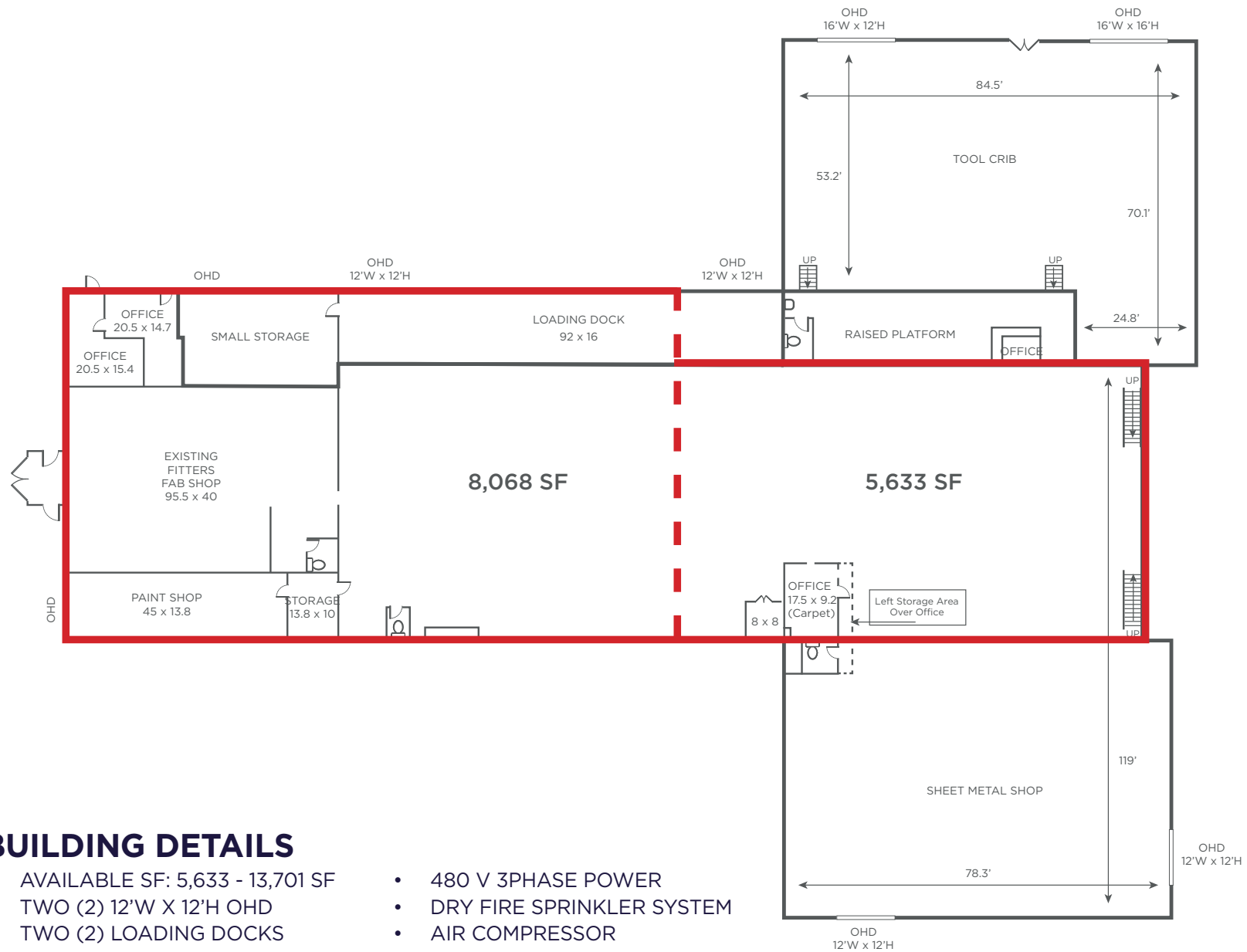
// **729 8th STREET SOUTHEAST**  
Loveland, Colorado 80537



# // PROPERTY AERIAL



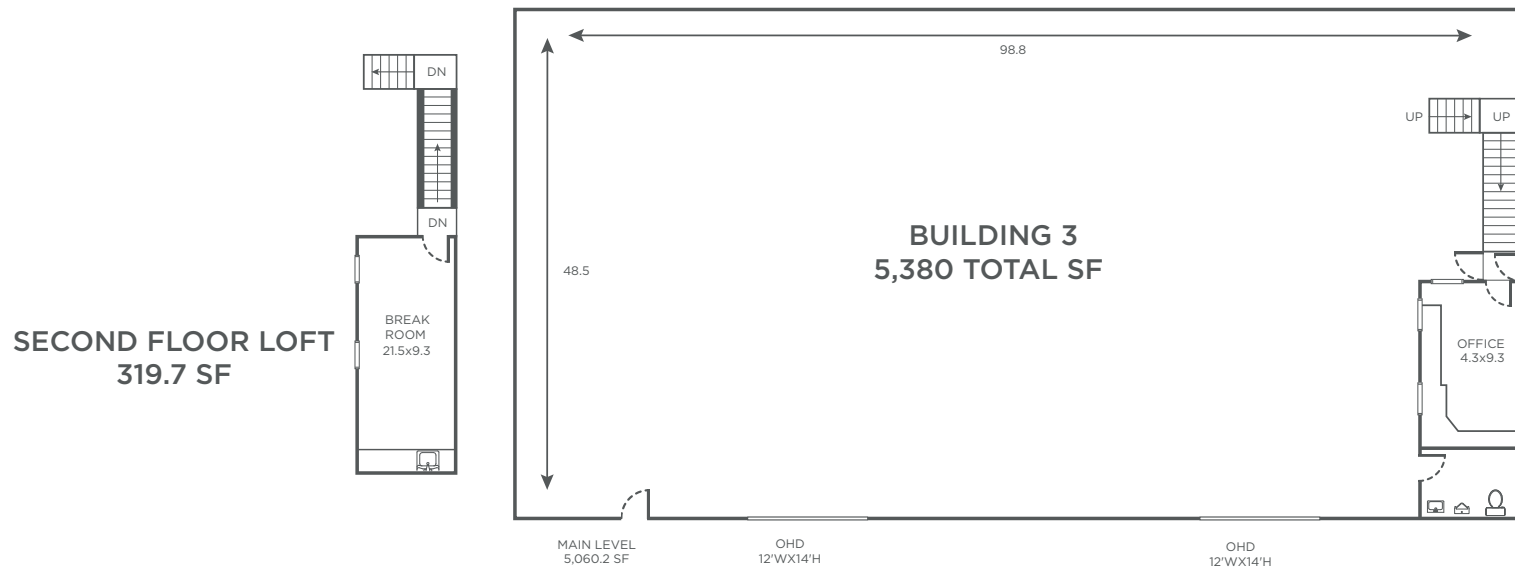
# // WAREHOUSE BUILDING 1 LEASE RATE: \$9.95/SF NNN | NNN: \$3.33/SF



## BUILDING DETAILS

- AVAILABLE SF: 5,633 - 13,701 SF
- TWO (2) 12'W X 12'H OHD
- TWO (2) LOADING DOCKS
- PAINT BOOTH
- 480 V 3PHASE POWER
- DRY FIRE SPRINKLER SYSTEM
- AIR COMPRESSOR

## // WAREHOUSE BUILDING 3 LEASE RATE: \$11/SF NNN | NNN: \$3.33/SF



### BUILDING DETAILS

- 5,380 SF WAREHOUSE
- 0.25 - 0.5 AC YARD SPACE
- TWO (2) 12'WX14'H OHDs
- OH 1 TON CRANE
- SWAMP COOLER & GAS HEATERS
- BREAKROOM IN LOFT
- 480 V 3PHASE POWER
- AIR HANDLING / EXHAUST SYSTEM
- ONE (1) RESTROOM
- DRY FIRE SPRINKLER SYSTEM
- YEAR BUILT 1980 | REMODELED 2011



# // OFFICE BUILDING LEASE RATE: \$12.00/SF GROSS

Office Suite 3 | 1,039 SF - **AVAILABLE**



Office Suite 2 | 1,563 SF - **AVAILABLE**

Office Suite 1 | 1,911 SF - **AVAILABLE**



## SUITE 1

- \$1,911/MONTH
- NINE (9) PRIVATE OFFICES
- WOOD DECK

## SUITE 2

- \$1,563/MONTH
- NINE (9) PRIVATE OFFICES
- STORAGE

## SUITE 3

- \$1,039/MONTH
- FIVE (5) PRIVATE OFFICES
- ONE(1) RESTROOM

## SUITE 4

- \$1,915/MONTH
- SIX (6) PRIVATE OFFICES
- TWO (2) RESTROOMS

## BASEMENT

- \$2,423/MONTH
- 2,423 SF
- FIVE (5) PRIVATE OFFICES
- TWO (2) CONFERENCE ROOMS

# // OFFICE BUILDING PHOTOS







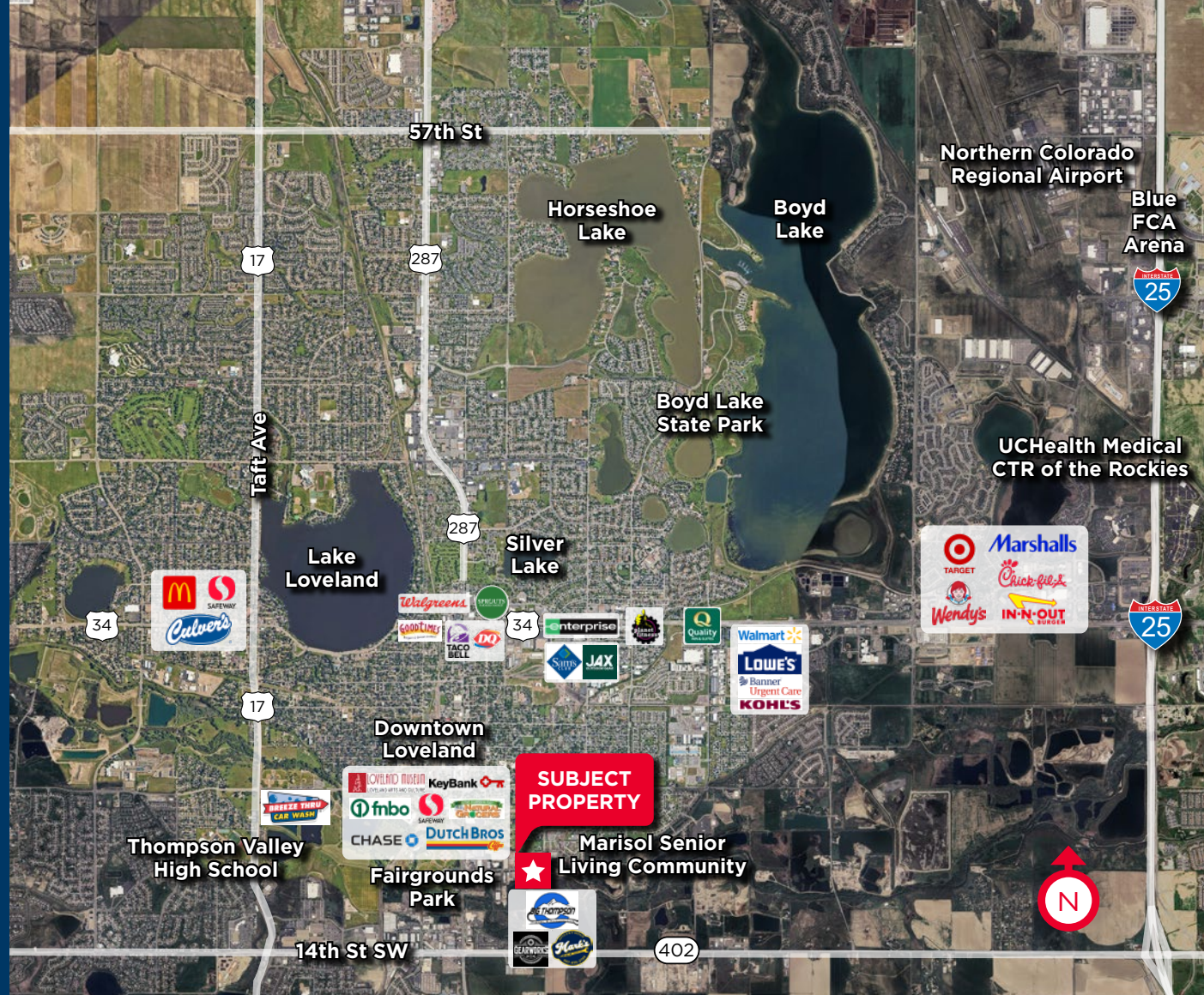
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## // NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

 2024 Total  
Loveland Population  
**78,526**

 2024 Total Loveland  
(SUC01-99) Businesses  
**3,784**

 2024 Average  
Household Income  
**\$107,749**