



Professional & Medical Office Building For Sale or Lease

319 E. 27TH STREET

LOVELAND, COLORADO



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PROPERTY HIGHLIGHTS

Well-maintained professional office building presents an exceptional opportunity for sale or lease in one of the area's established business and medical corridors. The building features quality finishes, flexible floor plan options, and potential additional basement storage space, making it ideal for medical, professional, or administrative office users. Positioned near McKee Medical Center and surrounded by restaurants, banks, the post office, and other everyday amenities, the property offers outstanding convenience for employees, clients, and patients alike. With quick access to Highway 287 and Highway 34, ample parking, and newer construction, this asset provides a strategic combination of accessibility, functionality, and long-term value for investors, owner-users, or tenants seeking a premier office location in Northern Colorado.

Sale Price: \$742,000 (\$210/SF)

Lease Rate: \$16 - \$17/SF NNN

NNN: \$9.90/SF

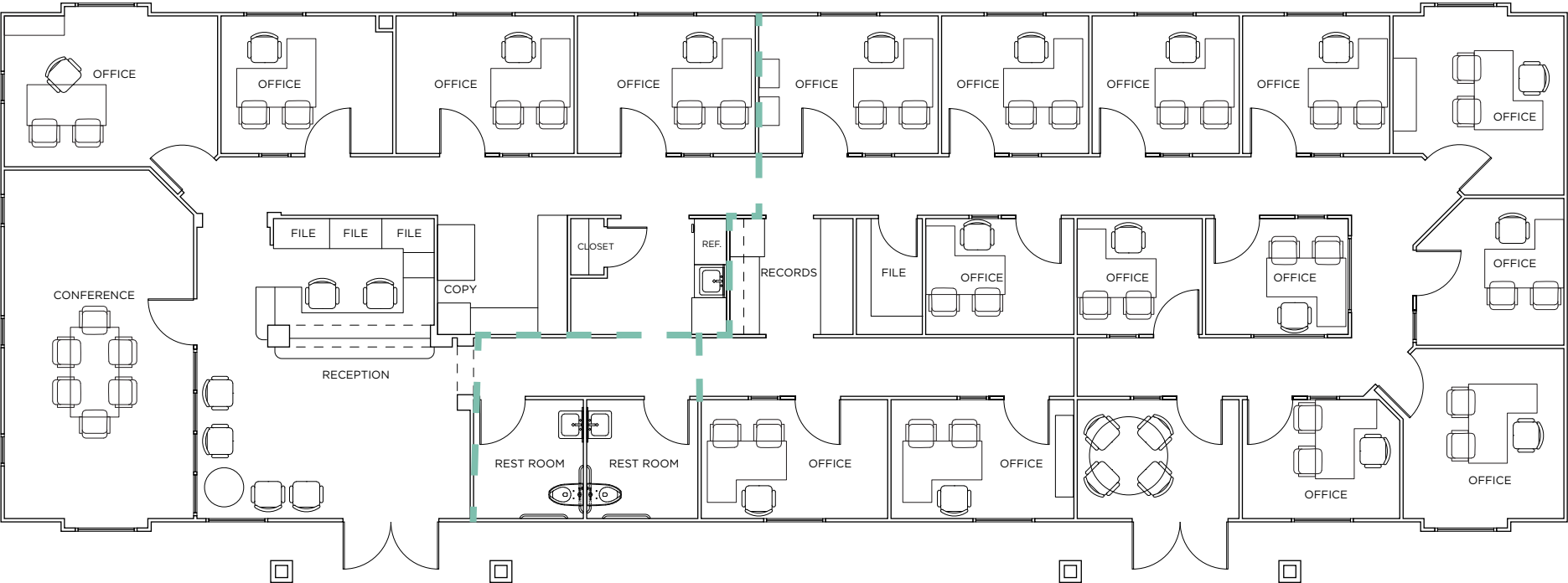
PROPERTY FEATURES

Building Size:	3,536 SF	Year Built:	2006
Space Available:	Suite A: 1,586 SF Suite B: 1,950 SF	Zoning:	Developing Business
Site Area:	0.45 Acres	Parking:	3 : 1,000 SF



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FLOOR
PLAN



— — — — — DIVISIBLE OPTION



WILSON AVENUE

N GARFIELD AVENUE

BOYD LAKE

HENDERSON Cheeks International Academy Of Beauty 

 **exp REALTY**

(34,000 VPD)
CDOT, 2026



DUTCH BROS 

Extra Space Storage

 **Edward Jones** 





287







 **TRACTOR SUPPLY CO**





O'REILLY 



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