FOR LEASE OR SALE

1491 NORTH DENVER AVENUE

LOVELAND, COLORADO



CUSHMAN & WAKEFIELD

2,857 RSF OFFICE CONDO AVAILABLE
LEASE RATE: $22.00/SF NNN | NNN: $15.00/SF
SALE PRICE $850,000 ($298/SF)

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PROPERTY DETAILS

The property offers a highly functional office layout well-suited for insurance, financial services, legal, medical, real estate, professional consulting, or a variety of owner-user and tenant applications. Its recognizable location, attractive professional appearance, and convenient accessibility create an ideal environment for serving clients and growing a business.

Located along East Eisenhower, the property benefits from excellent connectivity to Downtown Loveland, Highway 34, and surrounding residential neighborhoods, providing convenient access for both employees and customers. The existing office build-out offers an efficient mix of private offices, reception area, and customer-facing space, allowing users to minimize startup costs and quickly occupy the premises. Ample nearby amenities, established demographics, and a strong business presence further enhance the property's appeal. **Available October 1, 2027.**

Building Size	9,051 SF
Available Space	Suite 201: 2,857 RSF
YOC	2003
Signage	Building & Monument
Parking	34 Spaces (non-exclusive)
Elevator Served	Yes



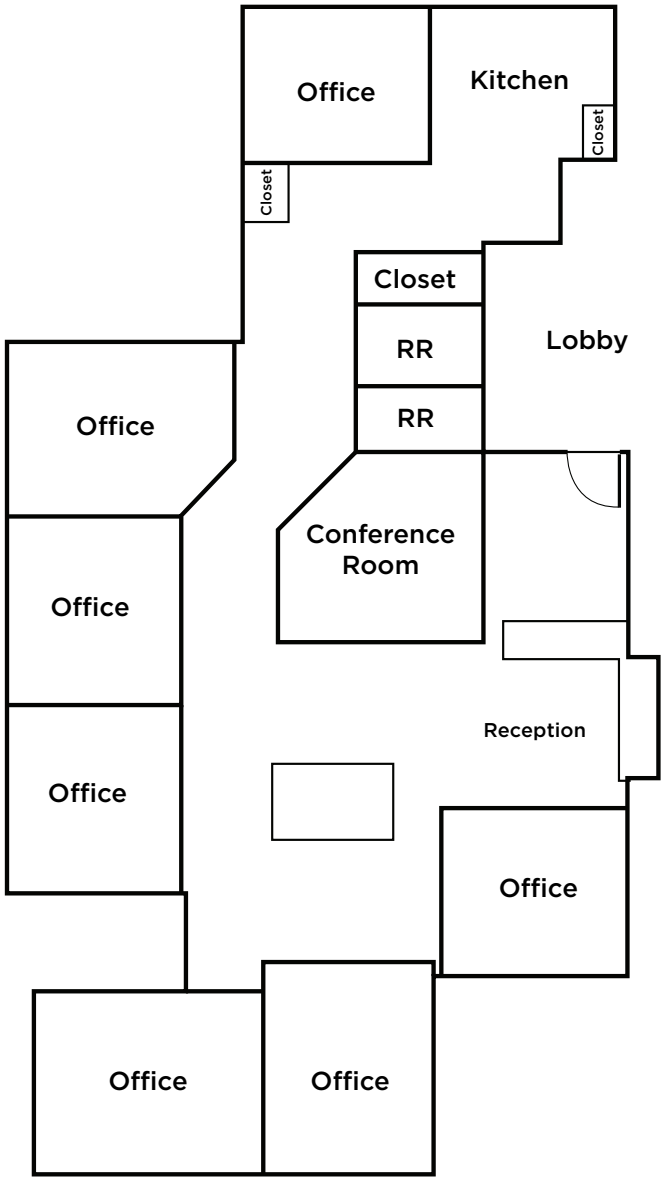
PROPERTY HIGHLIGHTS

- Move-in ready professional office
- Signalized corner
- Close proximity to Centerra, Medical Center of the Rockies, McKee Medical Center and more
- Site is accessed from Denver Ave or Eisenhower Blvd (Hwy 34)

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FLOOR PLAN







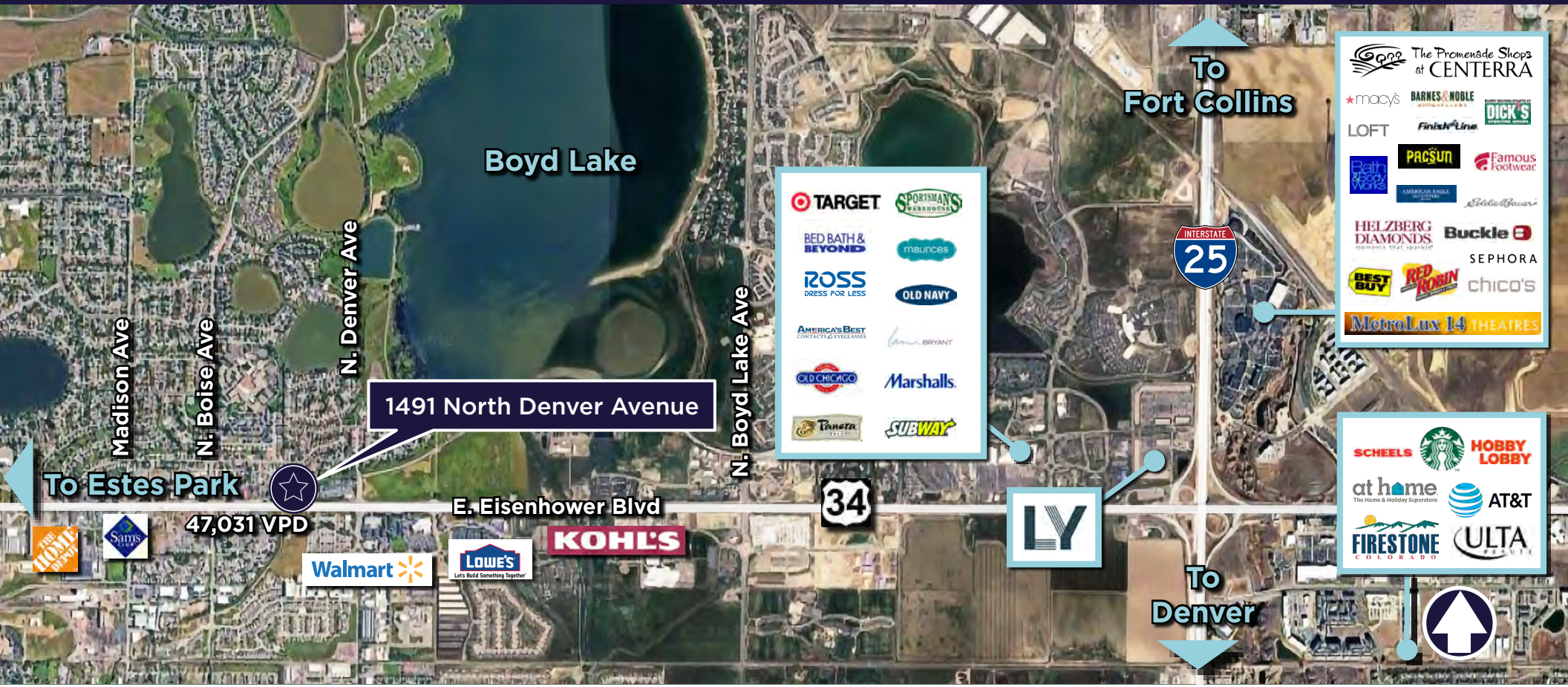




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