

# FOR LEASE

295 E. 29TH STREET, STE. 10 | Loveland, CO 80538

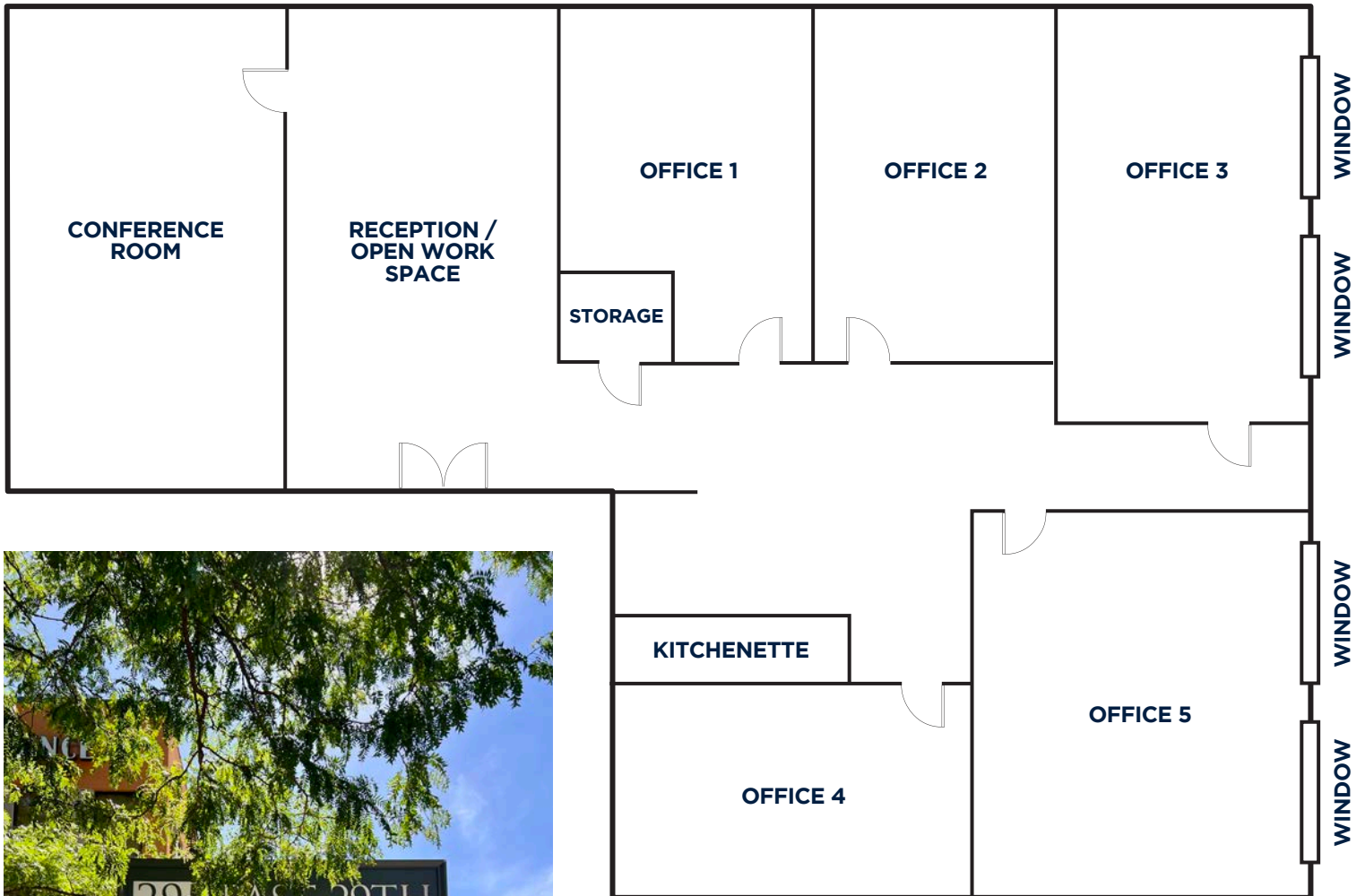


## CENTRALLY LOCATED PROFESSIONAL OFFICE SPACE

PROPERTY TYPE: **OFFICE**  
AVAILABLE: **1,799 RSF**  
LEASE RATE: **\$13.50/RSF NNN**  
EST. 2026 NNN EXPENSES:  
**\$13.34/RSF**

### PROPERTY HIGHLIGHTS:

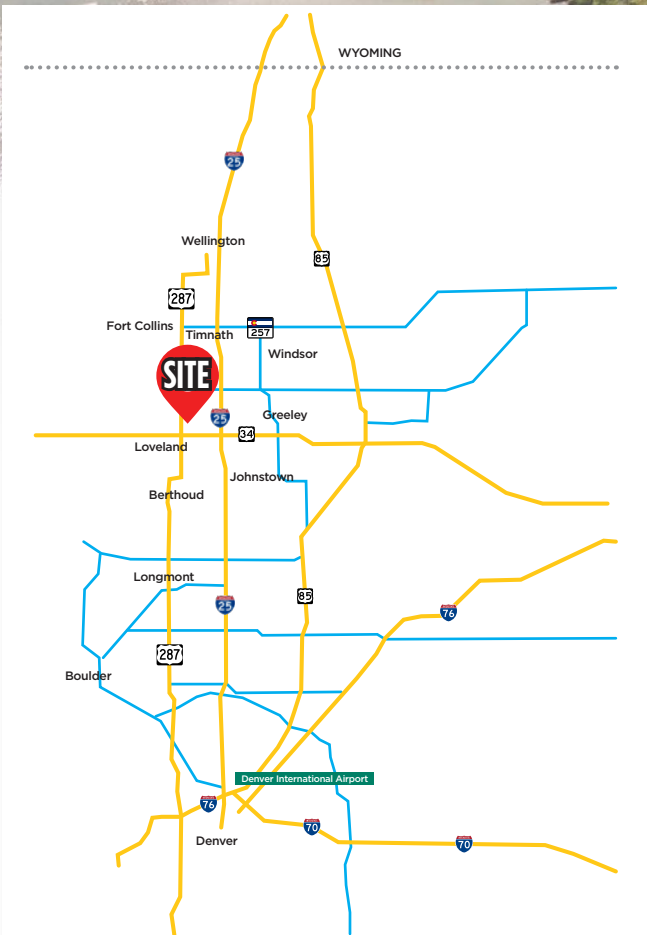
- Suite 10: Garden level suite with five offices, conference room, reception area/open workspace and kitchenette
- Natural light from southern facing windows
- Monument signage available along 29th Street



**MONUMENT SIGNAGE**

**PROPERTY FEATURES:**

- Ample on-site parking
- Zoned DE (Developing Business - City of Loveland)
- Easy access to HWY 287 and less than 15 minutes from I-25
- Located near community amenities including restaurants, professional services, grocery stores, post office, health club and parks. Located in King Soopers anchored shopping center



## About Northern Colorado:

Northern Colorado is one of the fastest growing and most economically vibrant regions in the Mountain West. Strategically located along the I-25 corridor between Denver and Cheyenne, the region provides access to a highly educated workforce, a diverse economic base, and exceptional quality of life.

Home to Colorado State University and the University of Northern Colorado, Northern Colorado benefits from a strong pipeline of talent supporting industries including technology, healthcare, advanced manufacturing, professional services, energy, and agriculture. The region's growing population, business-friendly environment, and access to major transportation networks continue to attract employers ranging from innovative startups to national and international corporations.

Area Demographics			
	2 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Population	37,415	97,695	280,732
Annual Growth 2025-2030 (projected)	0.30%	0.60%	0.90%
Median Age	42.4	41.8	39.3
Bachelor's Degree or Higher	35%	39%	47%
<b>Households</b>			
2025 Households	16,055	40,445	112,794
2030 Household Projections	16,307	41,617	117,677
Total Specified Consumer Spending (\$)	\$529.2M	\$1.4B	\$4.3B
<b>Income</b>			
Avg. Household Income	\$95,538	\$106,963	\$122,056
Median Household Income	\$77,732	\$84,686	\$97,957

\*Source, CoStar

### Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

