

217 12TH STREET
LOVELAND, CO 80537



Space Available:

Unit/Suite #: 2,286 SF

Lease Rate:

\$11.00/SF

NNN Rate:

\$6.05/SF

Sale Price:

\$400,000

(\$175.00/SF)

Equivalent Gross Monthly Rent: \$3,248.03

CREATIVE WAREHOUSE / OFFICE SPACE (FOR LEASE OR SALE)

CONTACT

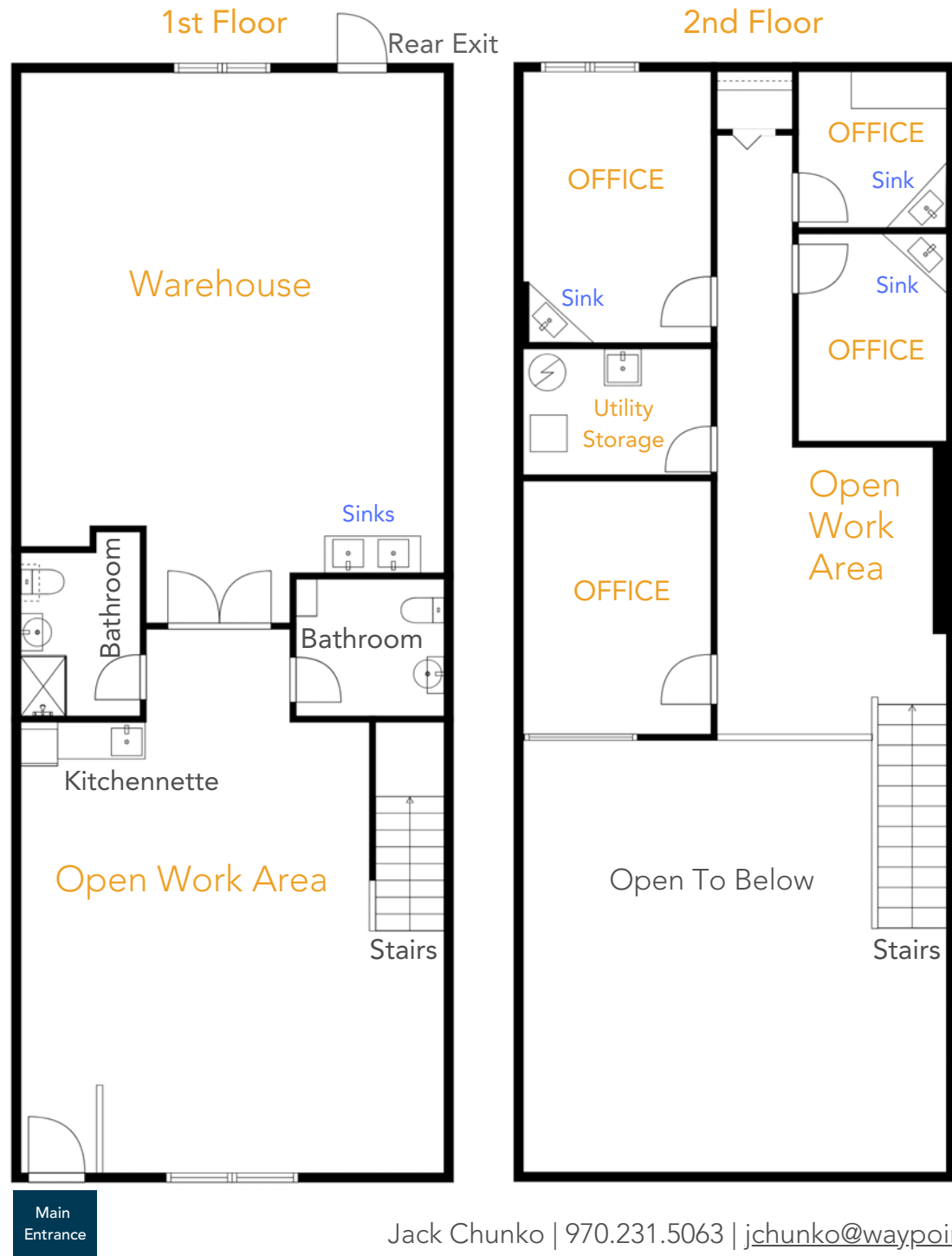
JACK CHUNKO | 970.231.5063 | jchunko@waypointRE.com

DAVID KATZ, CCIM | 970.231.5063 | dkatz@waypointRE.com



Your Sign
Here

PHOTOS & FLOORPLAN



PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Xcel
Gas	Xcel
Water & Sewer	City of Loveland
Trash	HOA
Internet	Tenants Choice

CONSTRUCTION

Structure	Wood
Year Built	1979 (Remodeled: 1991)
Roof	Wood
Total Building Size	19,651 SF (source: CoStar)
Condo Size	2,286 SF
Office Build-Out	70%
Heat Type	Forced Air
Air Conditioning	Forced Air
Power	Electric
Overhead Doors	No
Dock High Doors	No
Parking Spaces	Yes

SAFETY SYSTEMS

Fully Sprinkled	No
Security System	No

SITE DETAILS

Zoning	(I) Developing Industrial
Acres	N/A - Condo
Parcel #	9523433005

BUILDING AMENITIES

Monument Signage	No
Building Signage	Yes - on door
Kitchenette	Yes
Restroom	2
Showers	1

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$77,770 (3-mi radius)*
Traffic Count	16,061 approx VPD on 14th St SW & S Cleveland Ave E

*Source: CoStar 2026

217 12th Street
Loveland, CO 80537

 [Link to Google Maps](#)

CONTACTS

Jack Chunko | 970.231.5063 | jchunko@waypointRE.com
David Katz, CCIM | 970.231.5063 | dkatz@waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.