



**PROPERTY DETAILS**

Available Space:

- Suite 1043 - 1,280 RSF  
\$25/SF Full Service Gross  
\$2,667/mo includes utilities
- Suite 1067 - 667 RSF  
\$25/SF Full Service Gross  
\$1,390/mo includes utilities

Proposed Use:

- Professional office
- Legal
- Accounting
- Insurance
- Sales/marketing
- Design
- Technology
- Boutique retail

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**THOMPSON VALLEY TOWN CENTER**  
**LEASE RATE: \$25.00/SF FSG**

- Professional office space in high visibility King Soopers anchored shopping center
- Space recently remodeled including paint, lighting, and flooring
- Convenient access to CO Highway 402 and high traffic Taft Avenue
- Minutes from Downtown Loveland, Berthoud, and Interstate 25
- Main floor space with storefront windows, building signage and monument sign
- Second floor space with 4 private offices, conference, restroom & kitchenette
- Co-tenants include Edward Jones, and Barber Shop
- Take advantage of a dynamic mix of national and regional tenants in this grocery-anchored center



**DEMOGRAPHICS** (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,395	45,988	89,838
Avg. HH Income	\$90,911	\$100,338	\$108,191
Households	3,539	20,159	38,367
Businesses	279	2,266	3,481
Employees	2,590	19,619	32,724



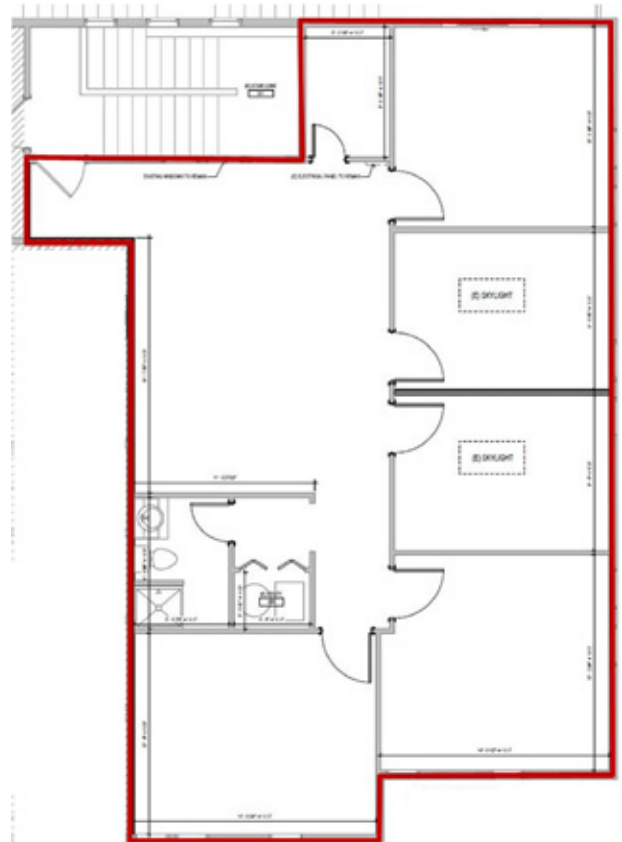
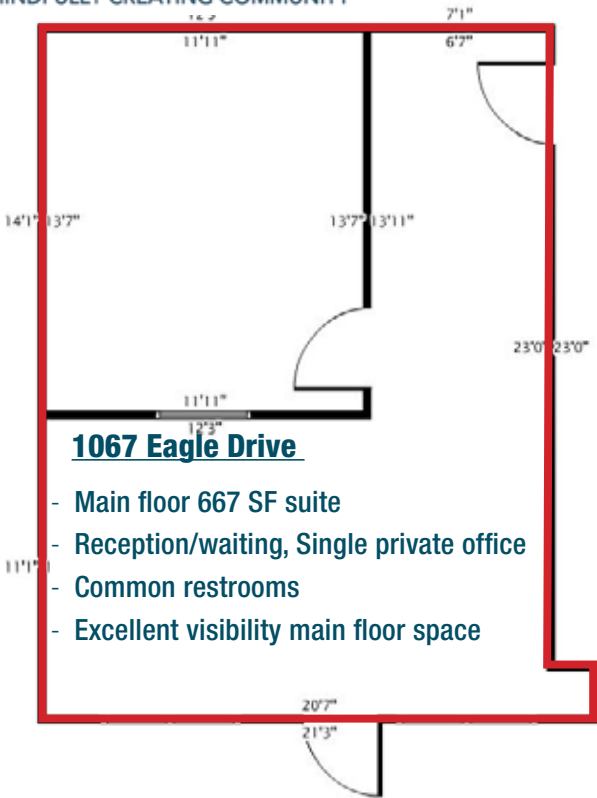
**TRAFFIC COUNTS** (Source: STDBOnline)

S. Taft Ave. @ 10th St. SW	19,670 VPD
14th St. SW/CO Hwy 402 @ Eagle Dr.	12,234 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/27/2026

# OFFICE SPACE FOR LEASE

1043 - 1067 Eagle Drive, Loveland, CO



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# OFFICE SPACE FOR LEASE

1043 - 1067 Eagle Drive, Loveland, CO



- Downtown Loveland - 2 miles, 4 minutes
- Fort Collins - 15 miles, 22 minutes
- Berthoud - 7 miles, 10 minutes
- I-25/CO Highway 402 Interchange - 6 miles, 9 minutes



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