



For Sale



VIDEO TOUR

Sundance Professional Centre

2975 Ginnala Drive
Loveland, CO 80538

\$4,375,000 | \$228/SF

19,181 SF Office Building

8.25% Current Annualized Cap Rate



Sundance Professional Centre

2975 Ginnala Drive, Loveland, CO 80538
\$4,375,000 | 19,181 SF Total (\$228/SF) | 1.20 Acres

LC Real Estate Group is pleased to present the opportunity to purchase The Sundance Professional Centre medical and professional office building located at 2975 Ginnala Drive in Loveland, Colorado. The property is a 100% leased 19,181 SF Class A multi-tenant medical and professional office building anchored by national medical tenants Heartland Dental and Vance Thompson Vision Clinic.

- **Building Overview:**

- Built in 2006, this LEED Gold Certified building is a rare Class A building located in the core of burgeoning Loveland, Colorado.
- Immaculately maintained, the building is designed to achieve 23% energy savings through cool-roof materials, 52% water savings through native low-water landscaping and irrigation design, and 5.6 kWh PV electric contribution for energy savings and resources, carbon offsets, and fresh outside air cooling.
- The interior of the building is designed with the occupants in mind including 75% daylit spaces with 90% having views to the outdoor spaces; IEQ high indoor air quality HVAC system, high-efficiency boiler system, and much more.

- **Location Overview:** The Sundance Professional Centre is located in the middle of Ginnala Drive office park surrounded by significant medical users including Banner Health, Fresenius, Select Physical Therapy, and several independent medical and dental offices. The building is easily accessible from 29th Street and Garfield Avenue and just two blocks from Highway 287 – the main north/south Highway through the center of Loveland.

- **Property Overview:** Built in 2006 and continuously updated and meticulously maintained since, this building is available to the open market for the first time since it was constructed. With a stable mix of medical and professional office tenants, this best in class in building stands out among its peers in the market.

- **Desirable Tenant Mix:** Anchored by Heartland Dental and Vance Thompson Vision Clinic, this property offers the stability and resiliency of national medical credit with second floor tenants including Respec Engineering, First Tech Credit Union and Tyschen Advisory Group.

- **Walkable Amenities:** Located just one block east of the Orchards Shopping Center anchored by King Soopers, Ace Hardware, and Office Depot; the property is walkable to many restaurants, multiple health clubs, the post office, and much more!



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SUNDANCE PROFESSIONAL CENTRE

2975 GINNALA DRIVE
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FINANCIAL RETURNS

	Year One		Year Ten
Cap Rate (Annualized W/ Gen. Vacancy)	7.53% 5.0%	Return on Equity	11.5%
Cash-on-Cash Return	7.7%	Leveraged IRR	12.9%
Total Return	9.9%	Equity Multiple	2.42x

Priced Below Replacement Cost: Property is an excellent value for Class A suburban infill office property priced well below replacement cost of \$228/RSF.

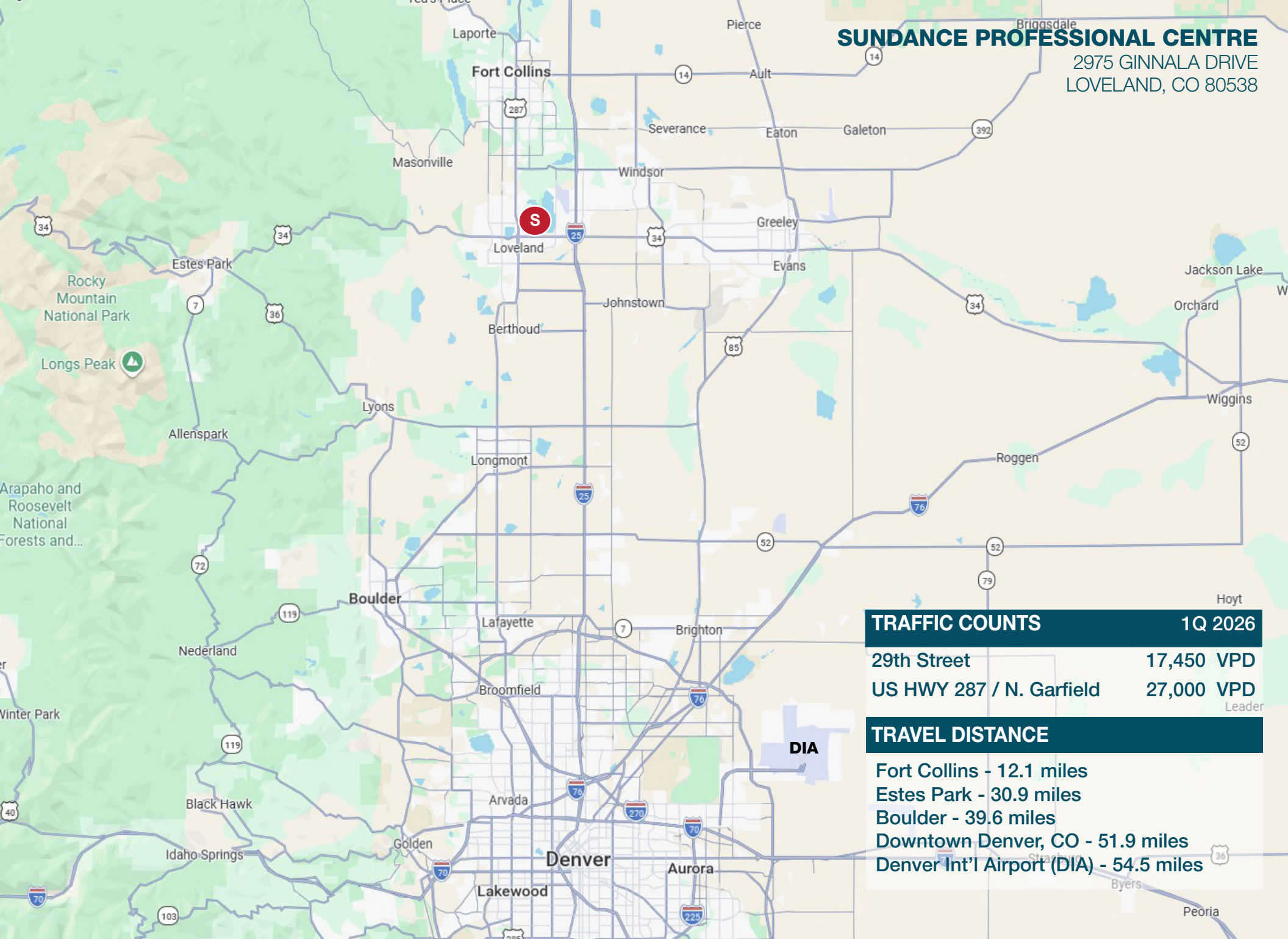
Stable Mix of Medical, Financial, & Professional Services: Tenants include Heartland Dental, Vance Thompson Vision, First Tech Federal Credit Union, Tyschen Advisory Group, and RESPEC Company

- **Fully leased asset with competitive market rents**
 - Current Average In-Place Rent - \$18.81/SF NNN
 - Occupancy (Current) - 100%
 - 19,181 NLSF, 2006 Construction
- **Stabilized asset with strong year one (1) cash flow**
 - 8.25% Capitalization rate on current annualized income
 - 7.7% Cash-on-Cash Return
 - 9.9% Total Return
- **Excellent returns over a five (5) year holding period**
 - 7.9% Average Cash-on-Cash return
 - 10.3% Average Total Return
 - 12.2% Internal Rate of Return
- **Excellent overall returns over a ten (10) year holding period**
 - 8.3% Average Cash-on-Cash Return
 - 11.2% Average Total Return
 - 12.9% Internal Rate of Return
 - 2.42x Equity Multiple

To obtain the full financial analysis, please click on the appropriate link below to sign our CA:

[**Click for Confidentiality Agreement - Principal for Full Offering Memorandum**](#)

[**Click for Confidentiality Agreement - Agent/Client for Full Offering Memorandum**](#)



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TRAFFIC COUNTS 1Q 2026

29th Street	17,450 VPD
US HWY 287 / N. Garfield	27,000 VPD

TRAVEL DISTANCE

- Fort Collins - 12.1 miles
- Estes Park - 30.9 miles
- Boulder - 39.6 miles
- Downtown Denver, CO - 51.9 miles
- Denver Int'l Airport (DIA) - 54.5 miles

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PROPERTY OVERVIEW

Property Address	2975 Ginnala Drive, Loveland, CO 80538
Rentable SF	19,181 SF
Year of Construction Renovated	2006
Office/Building Amenities	Lobby, Secured Entry, Elevator, Zone/Area Based Thermostat Control, LED lighting, and common area ADA handicap accessible bathrooms on all levels
Parking	69 On-Site Parking Spaces + on street adjacent to building
Roof	IKO Cambridge Impact Resistant shingles 2016 30 Year Warranty
Heating System	High Efficiency Boiler system
Cooling System	IEQ high indoor air quality system (all actuators replaced 2025)

LAND OVERVIEW

Land Acres	1.20
Land SF	52,571
Zoning	B - Developing Business
Flood Plain	Area of Minimal Flood Hazard - Zone X

PROPERTY TAXES

County	Larimer
Legal	LOT 3, BLOCK 1, EGAN PARK SUBDIVISION, LOV
Parcel Account Number	9501325003 R1104772
Mill Levy	79.783
Assessed Value Assessment Rate	\$996,300 25.0%
Property Taxes	\$79,488 (2025)







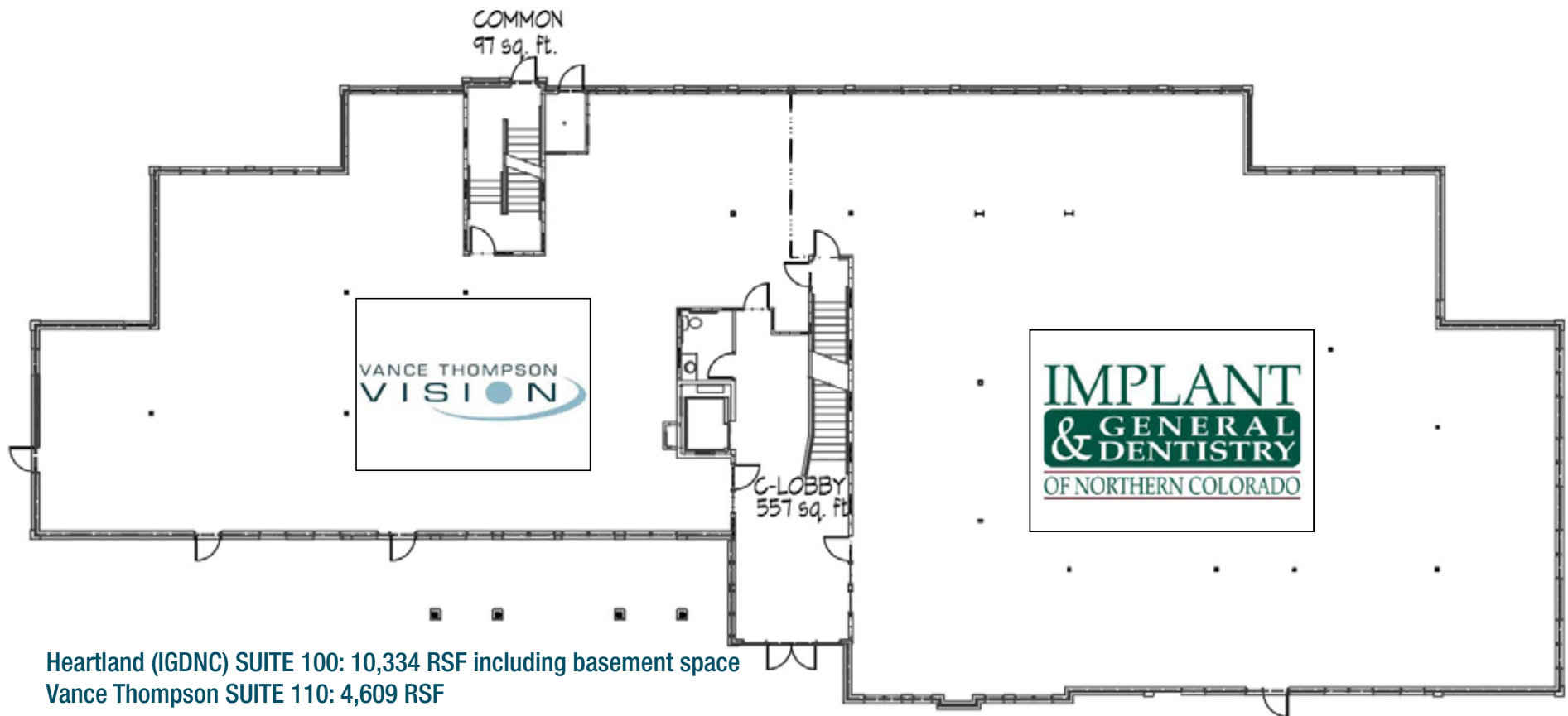


FLOOR PLAN OVERVIEW - MAIN LEVEL

Offices	Two suites of Modern Medical Offices and Private exam rooms
Restrooms	1 Public ADA Accessible + Multiple ADA in each suite
The first floor hosts the two anchor medical tenants with common vestibule entry plus private staff entrances to both suites.	

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FLOOR PLAN OVERVIEW - SECOND FLOOR

Office Suites

3 Suites

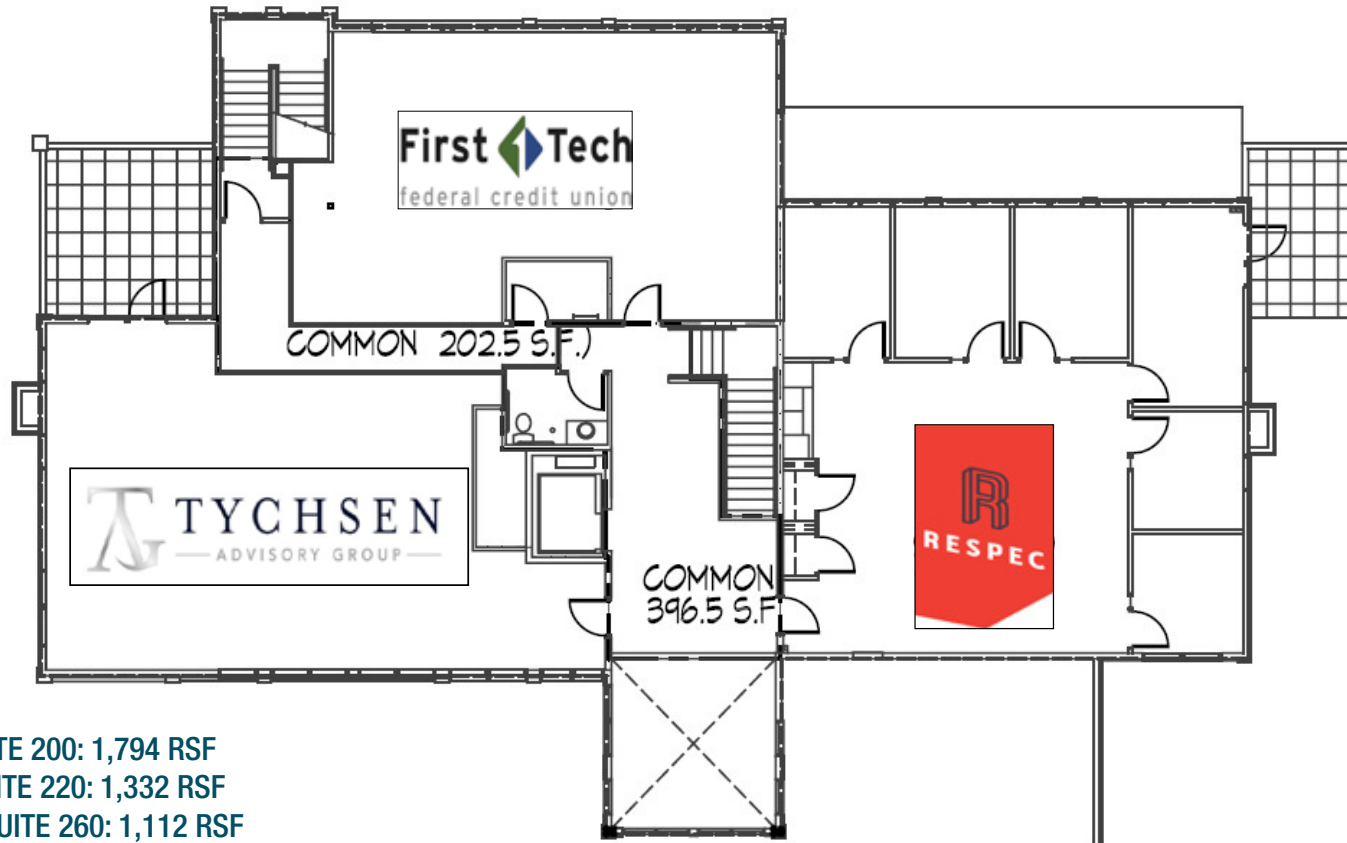
Restrooms

1 Common ADA Accessible

Second floor includes three suites of offices in varying configurations, two with private balcony. ADA handicap accessible restroom, elevator served. Each suite has a private entry off the main vestibule.

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Respec SUITE 200: 1,794 RSF
Tychsen SUITE 220: 1,332 RSF
First Tech SUITE 260: 1,112 RSF

TOTAL RENTABLE AREA: 4,238 RSF

FLOOR PLAN OVERVIEW - BASEMENT FLOOR

Office Suites

6 Offices

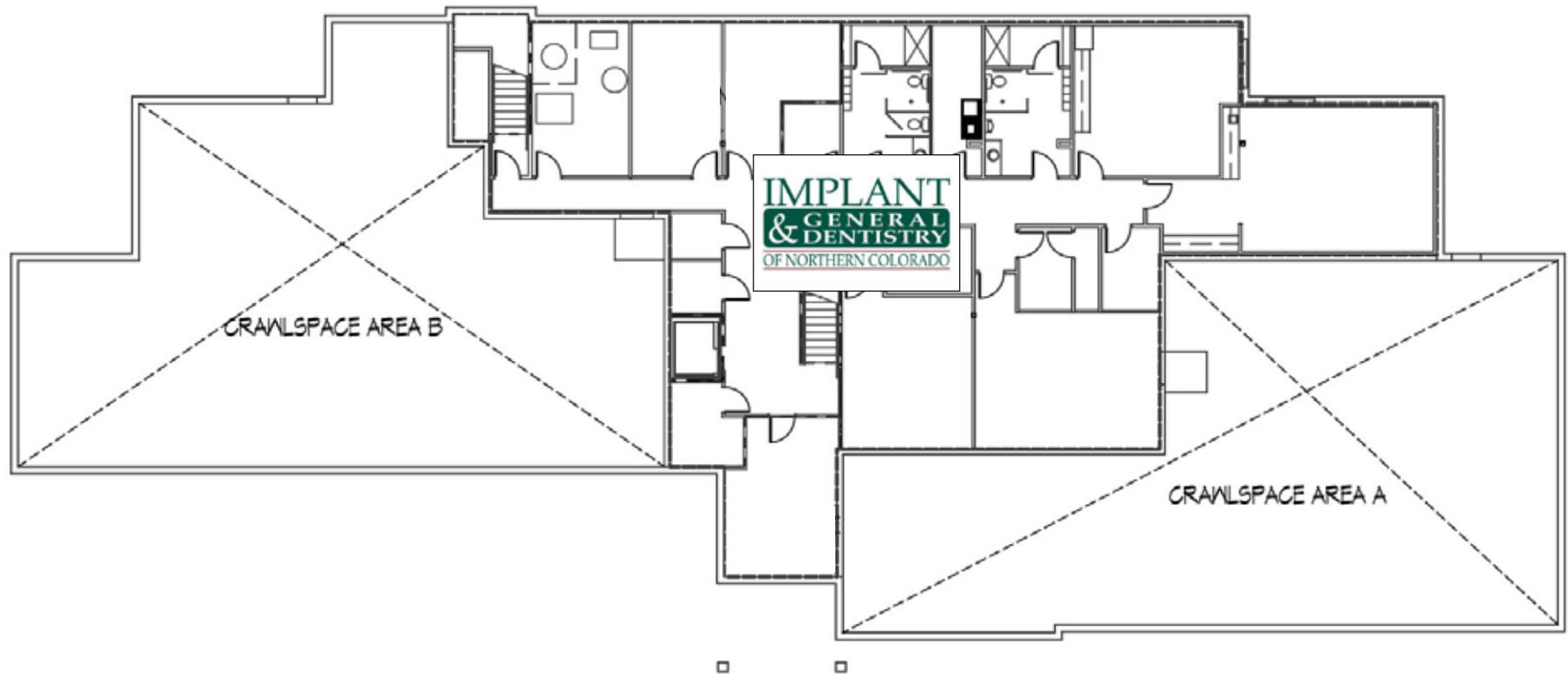
Restrooms

2 ADA Accessible

Basement floor generally includes all the back office/employee areas for Heartland (IGDNC) including staff break area, gym, conference room & more. ADA handicap accessible restrooms, elevator served with restricted access, building mechanical access, utilities, and storage closets.

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**Heartland Dental d/b/a
Implant & General Dentistry of Northern Colorado**

Suite	2975 Ginnala Drive, Suite 100, Loveland, CO
Lease Square Footage(s)	Suite 100: 10,334 SF (Main Floor and Basement area)
Tenant	Heartland Dental, LLC d/b/a Implant & General Dentistry of Northern Colorado

Business Overview

IGDNC joined Heartland Dental in 2023 and signed a new 10-year lease securing their commitment to the building long-term. Heartland supports more than 3,000 dentists nationally.

As general dentists serving the Loveland, CO area, the doctors at Implant & General Dentistry of Northern Colorado can treat your general dentistry needs as well as implant dentistry. Their cosmetic dentists can place dental implants, crowns, and fillings, as well as place bridges and porcelain veneers.

Source: <https://www.implantdds.com/>



Vance Thompson Vision Clinic

Suite	2975 Ginnala Drive, Suite 120, Loveland, CO
Lease Square Footage(s)	Suite 120: 4,609 SF
Tenant	Vance Thompson Vision Clinic Prof., LLC

Business Overview

Vance Thompson is a regional vision provider with location in Colorado, Nebraska, Iowa, Minnesota, Montana, and North Dakota.

Vance Thompson Vision in Northern Colorado specializes in LASIK, cataract, glaucoma, and corneal procedures. They offer same-day and back-to-back surgeries for patients with active lifestyles. Their expert team uses the world's most advanced technology to provide exceptional care.

Source: <https://www.vancethompsonvision.com/>



Tychsen Advisory Group

Suite	2975 Ginnala Drive, Suite 220, Loveland, CO
Lease Square Footage(s)	Suite 220: 1,332 SF
Tenant	Tychsen Advisory Group, LLC

Business Overview

We combine a disciplined, analytical approach with a deep understanding of what it means to build a life in this community. We know the people here because we’re them — and that perspective shapes every strategy we create.

Whether you’re growing a business, raising a family, or planning for the next chapter, we bring the structure and attention your goals deserve. Our process is thorough, our recommendations are intentional, and our door is always open to the people who live and work here.

Source: <https://www.tychsenadvisorygroup.com/>

Respec Company

Suite	2975 Ginnala Drive, Suite 200, Loveland, CO
Lease Square Footage(s)	Suite 200: 1,794 SF
Tenant	RESPEC Company
Lessee	RESPEC Company, LLC and Subsidiaries

Business Overview

Think of us as a global expedition crew of engineers, scientists, programmers, and developers: hundreds of specialists, each with a unique skill set, working together toward a shared destination. We’re not superheroes, but we do have a knack for seeing solutions others miss and connecting the dots others overlook.

From the depths of a cavern to the slopes of a volcano, from government facilities to rural main streets, RESPEC thrives on turning complex challenges into practical outcomes—and making the journey just as sound as the destination.

Source: <https://www.respec.com/about-us/>





First Tech Federal Credit Union

Suite(s)	2975 Ginnala Drive, Suite 260, Loveland, CO
Lease Square Footage(s)	Suite 260: 1,112 SF
Tenant	First Technology Federal Credit Union

Business Overview

From savings accounts and credit cards to auto financing and investment services, we offer personalized financial products to fit your life. With expert guidance and member-first service, you’re always in charge of your financial future.

Source: <https://www.firsttechfed.com/>





LOVELAND, CO

THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- The City of Loveland is known for its art culture, proximity to outdoor recreation opportunities, its plethora of parks, and a strong sense of community.
- Loveland is centrally located between Colorado State University in Fort Collins, University of Northern Colorado at Greeley, and University of Colorado at Boulder.
- With the growth of the Northern Colorado Regional Airport as a gateway to the region, the City is poised to strategically grow into the future.
- Growing as a destination to live and work in Colorado, Loveland boasts high quality sources of labor, and impressive employment and economic vitality.

POPULATION	1 Mile	City	Larimer	State	US
2010	9,282	67,104	299,630	5,029,200	308,745,538
2026	9,285	81,092	386,782	6,200,765	343,449,281
Annual % Change	0.00%	1.30%	1.82%	1.46%	0.70%
Avg. Family Size	2.32	2.27	2.36	2.48	2.49
INCOME	1 Mile	City	County	State	US
Median HH Income	\$75,712	\$87,146	\$99,152	\$102,470	\$85,893

AGE	1 Mile	City	County	State	US
Median Age	42.1	42.5	38.6	38.4	39.6
Less than 18	19	18.6	18.2	20.4	20.7
18-24	8.2	7.5	12.4	9.6	9.4
25-34	12.3	12.9	14.5	14.9	13.7
35-64	36.8	37.8	35.7	38.1	37.3
65+	23.6	23.2	19.3	17.2	19.0

FOOTNOTES

Source: Esri Community Profile as of Q1 2026

EDUCATION	1 Mile	City	County	State	US
High School	95.4%	96.2%	97%	93.9%	90.9%
College	50.5%	55.1%	65.9%	58.1%	47.6%

Colorado is 2nd Most Educated State in the United States (US News & World Report | May 2025)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q1 2026

LOVELAND, CO

THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- Governor’s Award for Downtown Excellence (Downtown Colorado Inc., The Foundry & City of Loveland Economic Development and Development Services - 2020)
- Healthy Infrastructure Award in Programming. (National Fitness Campaign - 2019)
- No. 2, Most Diverse Places to Live in Larimer County (Niche.com - 2019)
- No. 5, Best Places For Young Professionals in Larimer County (Niche.com - 2019)
- No. 1, Best Front Range Courses - Mariana Butte & The Olde Course (Caggy Awards - 2018)
- Award for Innovative Collaborations and Partnerships (American Planning Association - 2017)
- No. 1, Statewide Recycling Rates (The Colorado Public Interest Research Group - 2017)

UNEMPLOYMENT

	MSA	County	State	US
April 2026	3.40%	3.20%	4.00%	4.20%

Source: FRED Economic Data Unemployment Rates (fred.stlouisfed.org)

EMPLOYMENT

	1-Mile	City	County	State	US
Non-Farm Payroll Total	4,966	45,385	176,969	2,717,259	147,854,810
Agriculture/Mining	0.08%	0.21%	0.48%	1.00%	0.76%
Construction	5.62%	6.88%	6.56%	6.10%	5.01%
Manufacturing	3.69%	7.80%	5.63%	5.33%	7.72%
Trade, Transportation, & Utilities	17.10%	19.02%	17.21%	16.85%	18.33%
Information	0.58%	2.10%	2.11%	2.82%	2.51%
Financial Activities	7.53%	6.71%	7.32%	9.96%	9.23%
Professional & Business Services	4.99%	5.88%	9.19%	8.06%	7.71%
Education and Health Services	37.29%	27.97%	25.21%	23.19%	24.41%
Leisure and Hospitality	15.81%	13.00%	13.18%	13.65%	11.67%
Other Services	7.21%	5.87%	6.31%	6.54%	6.34%
Government	0.10%	4.55%	6.79%	6.50%	6.30%
	1-Mile	City	County	State	US
Owner Occupied Housing	58.10%	59.50%	57.60%	57.20%	57.60%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q1 2026

SUNDANCE PROFESSIONAL CENTRE

Loveland, Colorado

To obtain the full financial analysis, please use the links found on page 3 of this package.

Exclusively Marketed For Sale By:



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