

OFFICE / FLEX CONDO FOR LEASE



247 W 67th Ct, Suite 231

Loveland, CO 80538

2,212 SF

\$12.00/SF NNN (\$9.73/SF)

HIGHLIGHTS

- Functional Flex/Office space with 4 private offices, 2 bathrooms, and open workspaces
- Convenient North Loveland location adjacent Highway 287, a growing area in need of services
- Open floor plan with many possibilities from small gym/yoga to open bull pen or minor assembly

PROPERTY OVERVIEW

Building SF	14,755 SF (Complex)
Year Built	1999
Zoning	I - Developing Industrial
Parking	Unreserved
HVAC	Forced Air Heat & AC
Electrical	200A 208V 3 Phase

TRAFFIC COUNTS

US Hwy 287 @ W 71st Ave	37,000 VPD
-------------------------	------------



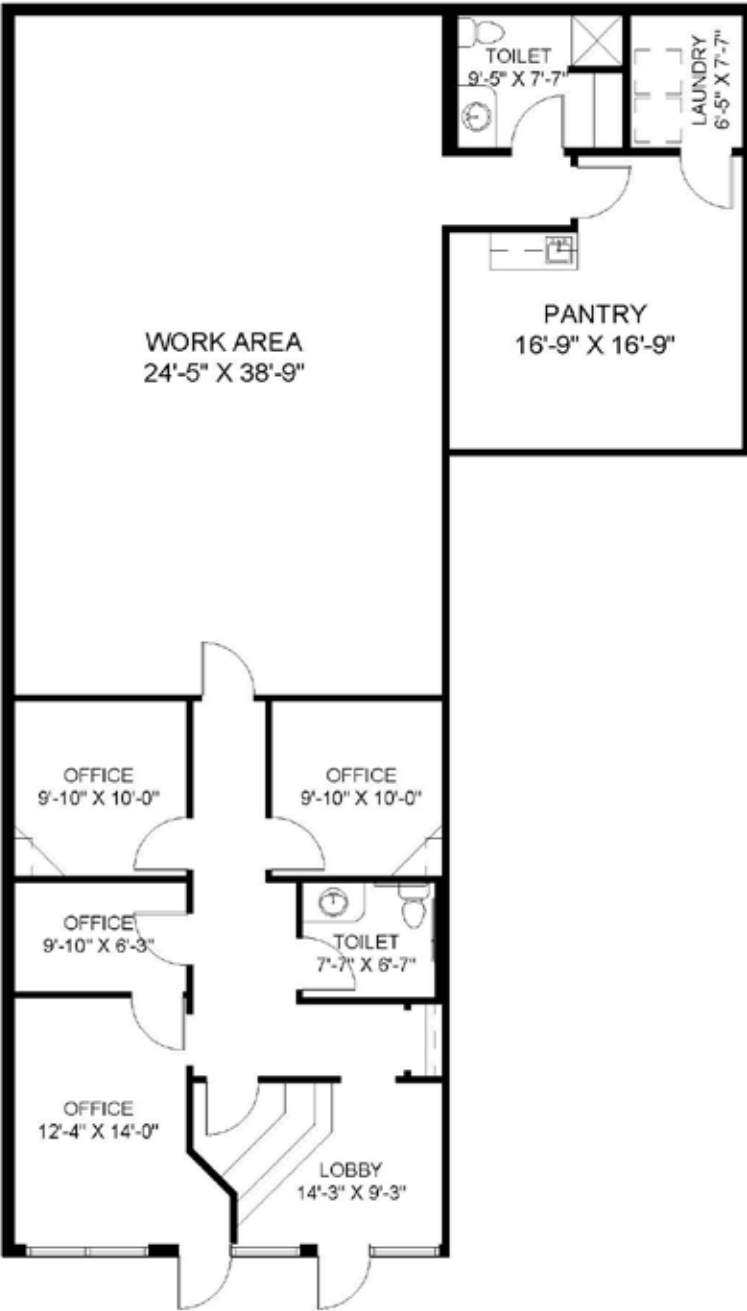
Wayne Lewis
Senior Partner & Broker
(303) 588.8808
wlewis@lcrealestategroup.com

Rico Devlin
Senior Partner & Broker
(970) 413.1182
rico@lcrealestategroup.com

Nathan Klein
Senior Partner & Broker
(970) 222.2473
nathan@lcrealestategroup.com

click for fly-over





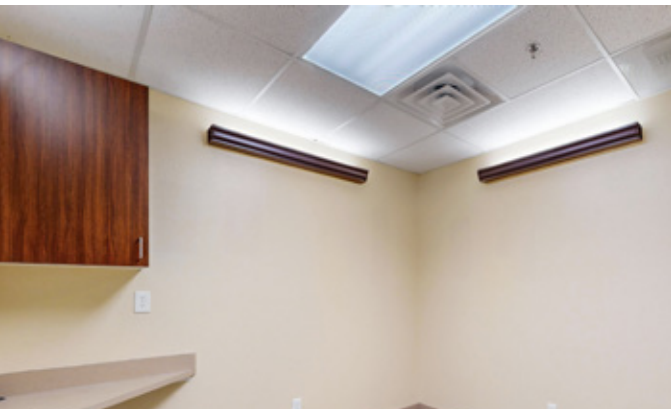
USES

Allowed Use Business Services, Veterinarian (Small Animal), Light Industry, and Workshop

Limited Use Brew Pub, Distillery Pub, Office General & Medical, Personal Services, Recording Studio, Retail Sales & Services, Kennel (Indoor) or Pet Store, Vocational/Trade School

(1) Some but not all uses for Developing Industrial - I zoning are listed. Ask broker for more information.

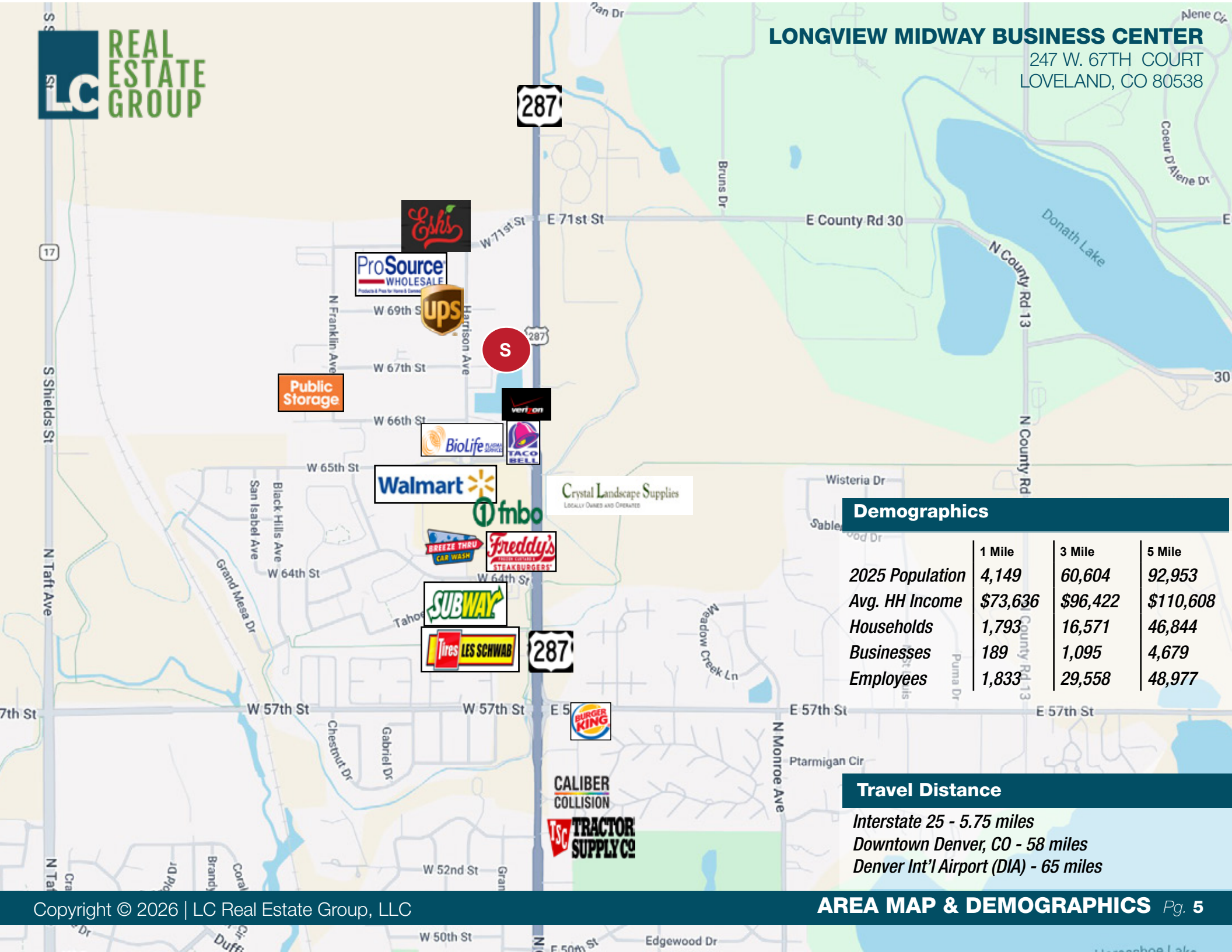






LONGVIEW MIDWAY BUSINESS CENTER

247 W. 67TH COURT
LOVELAND, CO 80538



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	4,149	60,604	92,953
Avg. HH Income	\$73,636	\$96,422	\$110,608
Households	1,793	16,571	46,844
Businesses	189	1,095	4,679
Employees	1,833	29,558	48,977

Travel Distance

Interstate 25 - 5.75 miles
Downtown Denver, CO - 58 miles
Denver Int'l Airport (DIA) - 65 miles



**SUBJECT
PROPERTY**

287

W. 67th COURT

