

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:

\$430,000

(\$188.00/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](mailto:jchunko@waypointRE.com)

DAVID KATZ, CCIM | 970.231.5063 | [dkatz@waypointRE.com](mailto:dkatz@waypointRE.com)

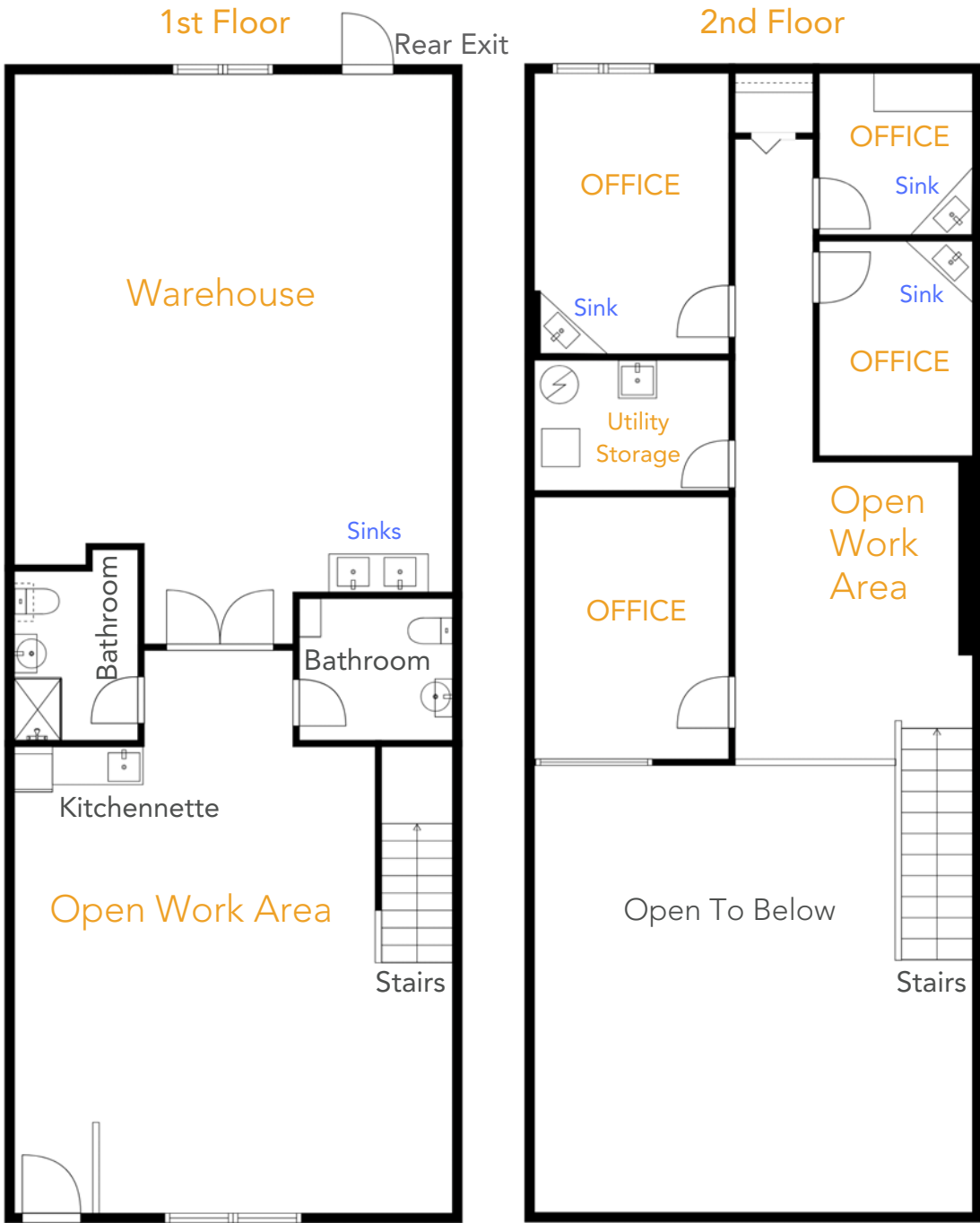


# PHOTOS & FLOORPLAN



1st Floor

2nd Floor



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# 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

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 [Link to Google Maps](#)

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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.