



MEDICAL/OFFICE/SURGERY SPACE FOR LEASE

762-790 W. Eisenhower Blvd., Loveland, CO



PROPERTY DETAILS

Available Space:

Suite 762: 2,015 RSF - \$18.50/RSF NNN
Suite 790: 4,055 RSF - \$12-\$15/RSF NNN

Lease Rate: \$12 - \$18.50/SF NNN

(NNN \$9.06/SF includes elec., water/sewer)

Proposed Use:

- Surgical / medical
- Health / wellness
- Financial
- Professional

Co-Tenants:

- Dermatology Specialist
- Support, Inc

Rico Devlin

Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Broker Mgr.
970.222.2473
nathan@lcrealestategroup.com

co-listed with:

Jason Kruse

Broker/CCIM
303.449.2131
jason@coloradogroup.com



LAKE LOVELAND MEDICAL/WELLNESS CENTER

LEASE RATE: \$12 - \$18.50/SF NNN (\$9.06/SF)

- High quality medical/wellness office with premier lakefront location
- High visibility location with direct access to US Highway 34 - 25,000 VPD
- Suite 762: main floor space with recent renovations for move-in ready opportunity
 - * Sublease/lease assignment available through June 2026 at \$17.00/SF NNN
 - * \$1,200 - \$1,500 per month of sublet income through January 15, 2026 - Saturday use only - Contact Broker for Details
- Suite 790: medical/surgery office ready for tenant specific paint & finishes + equipped with sinks, gas/vaccum lines, and surgery lamps
- Lower level space with storefront parking and ground level access
- Close proximity to many restaurants, retailers and downtown Loveland
- Quick regional access via Taft Avenue and US Highway 287
- Monument signage on Eisenhower Blvd./US Highway 34 available



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,302	69,175	92,479
Avg. HH Income	\$90,784	\$100,647	\$111,459
Households	3,874	29,576	39,428
Businesses	708	3,044	3,865
Employees	6,282	28,948	41,352



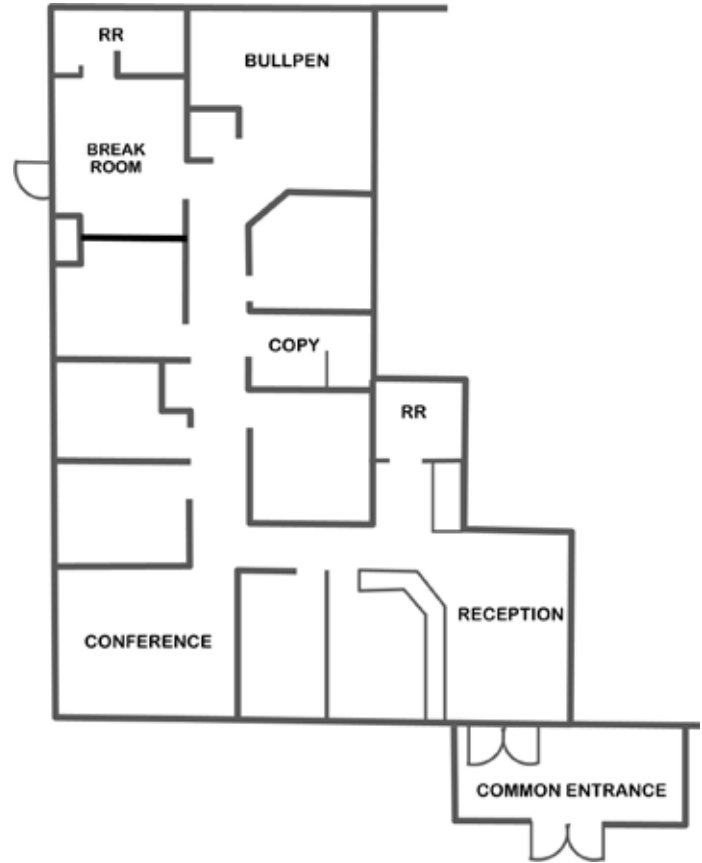
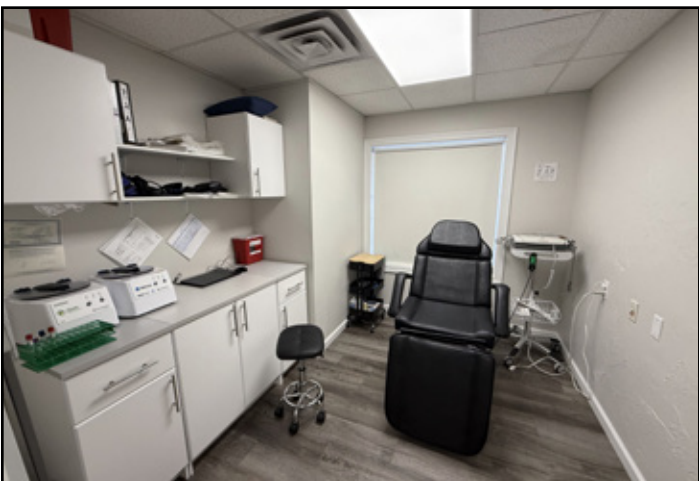
TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower at property 28,000 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. 10/13/2025

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Suite 762: +/- 2,015 RSF \$18.50/RSF NNN

- Main floor, end unit with abundant natural light
- Reception, 6 private offices, bullpen work area, conference, kitchenette and 2 restrooms
- Lake views and proximity to restaurants, retailers and Downtown Loveland



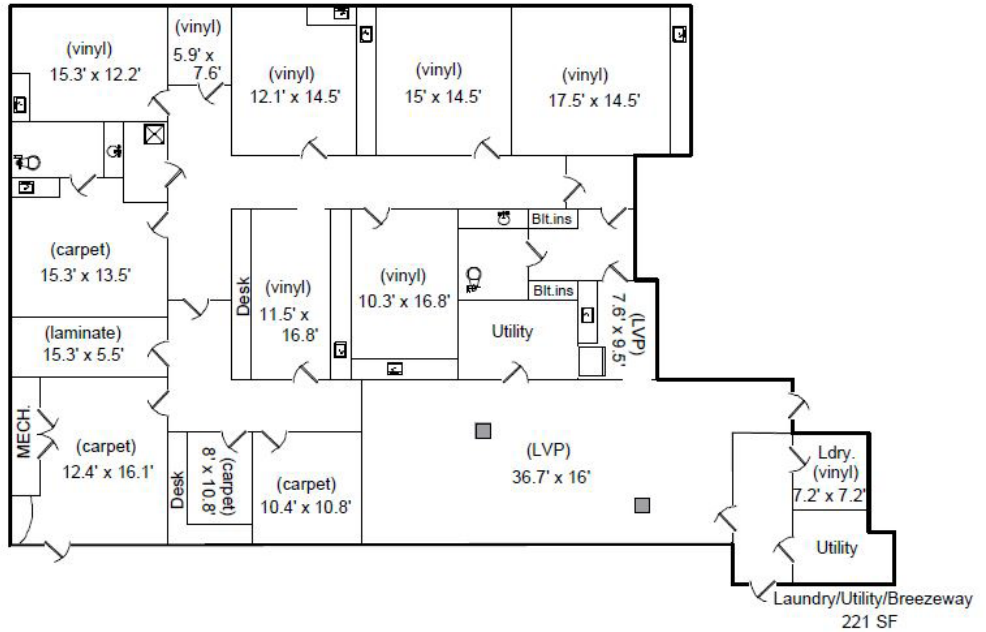
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Suite 790: +/- 4,055 RSF \$12 - \$15.00/RSF NNN

- Turn-key surgical suite - equipped with oxygen, nitrous oxide & vaccum lines
- Private office, 5 treatment rooms, reception, training room/break area, kitchenette, nurses station and two restrooms
- Perfect for many medical/surgery users
- Landlord willing to participate in Tenant Improvements for right lease agreement
- All treatment rooms equipped with sinks, gas lines, and surgery lamps



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