



MEDICAL/OFFICE/SURGERY SPACE FOR LEASE

776 W. Eisenhower Blvd., Loveland, CO



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space:

Suite 776: 5,369 RSF - \$22/SF NNN
(NNN \$9.06/SF includes elec., water/sewer)

Proposed Use:

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

Co-Tenants:

- Dermatology Specialist
- Support, Inc
- Aspen Animal Clinic

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co-listed with:

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**Colorado
Group**

LAKE LOVELAND MEDICAL/WELLNESS CENTER

LEASE RATE: \$22.00/SF NNN (\$9.06/SF)

- High quality medical/wellness office with premier lakefront location and quick regional access via Taft Avenue and US Highway 287
- High visibility location with direct access to US Highway 34 - 25,000 VPD
- Close proximity to many restaurants, retailers and downtown Loveland
- Monument signage on Eisenhower Blvd./US Highway 34 available
- Turnkey medical suite, recently updated with new flooring, paint, lighting and finishes
- Available September 1, 2026
- Floorplan includes a generous waiting area with restroom, multiple treatment rooms with built-in cabinets and sinks, multiple admin offices, conference/training rooms and employee break areas
- Rare opportunity for a quality medical office with lakefront views and excellent visibility



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	8,662	69,705	93,787
Avg. HH Income	\$96,085	\$107,397	\$118,840
Households	4,080	30,176	40,465
Businesses	741	3,026	3,907
Employees	5,941	27,229	39,863



TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower at property 28,000 VPD

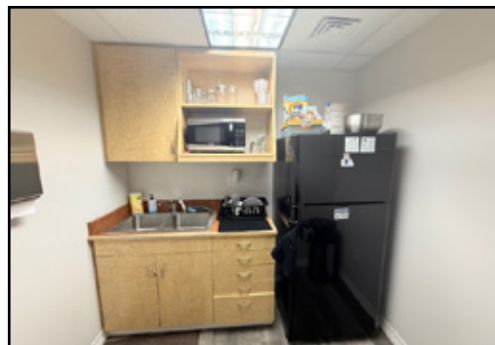
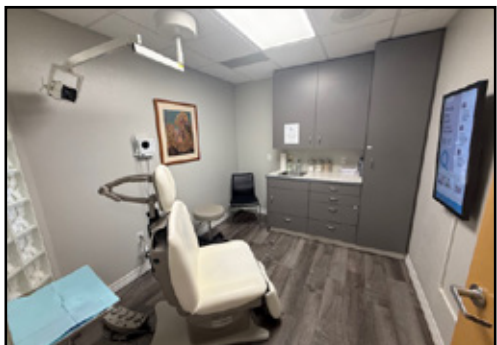
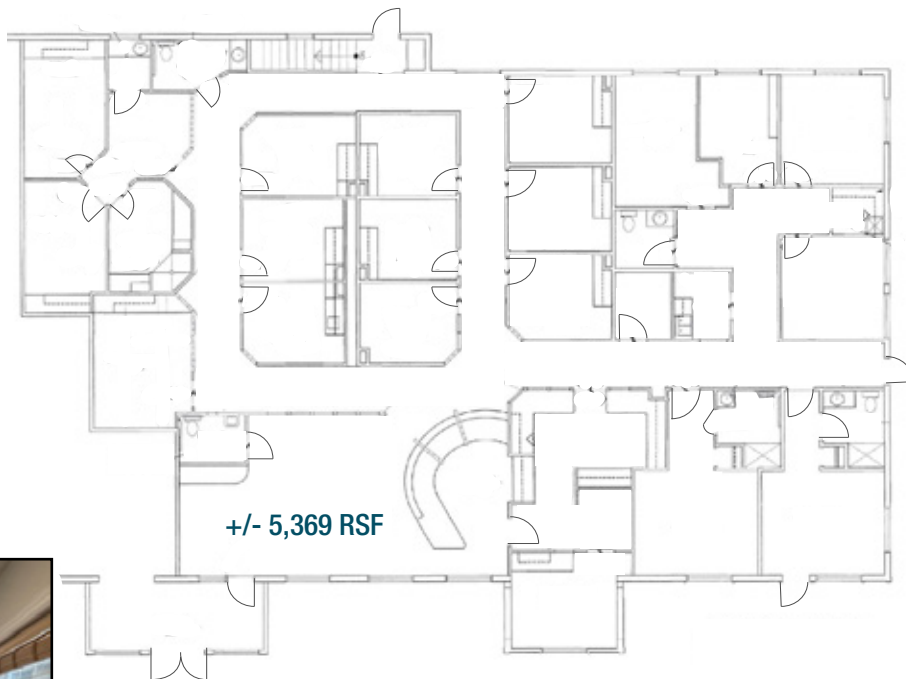
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Suite 776: +/- 5,369 RSF

- Turn-key medical suite recently updated with nice finishes
- New reception, 12 treatment/exam rooms, break area, kitchenette, nurses station and four restrooms
- Perfect for many medical/surgery clinics
- Small reception, kitchenette, four offices with windows, two restrooms
- Restricted uses include Dermatology and Esthetics-type tenant



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