



# MEDICAL/OFFICE/SURGERY SPACE FOR LEASE

776-790 W. Eisenhower Blvd., Loveland, CO



## PROPERTY DETAILS

### Available Space:

Suite 776: 5,369 RSF - \$22/SF NNN

Suite 790: 4,055 RSF - \$12-\$15/RSF NNN

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

### Proposed Use:

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

### Co-Tenants:

- Dermatology Specialist
- Support, Inc

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co-listed with:

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## LAKE LOVELAND MEDICAL/WELLNESS CENTER

**LEASE RATE: \$12.00 - \$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

**SUITE 776 - +/- 5,369 RSF MEDICAL OFFICE: RATE \$22/SF NNN**

- Turnkey medical suite, recently updated with new flooring, paint, lighting and finishes
- Available August 1, 2026

**SUITE 790 - 4,055 RSF MEDICAL/SURGICAL OFFICE: RATE \$12-\$15/SF NNN**

- Lower level space with storefront parking and ground level access
- Ready for tenant specific paint & finishes
- Hard to replicate surgical suite equipped with sinks, gas/vacuum lines and surgery lamps



### 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

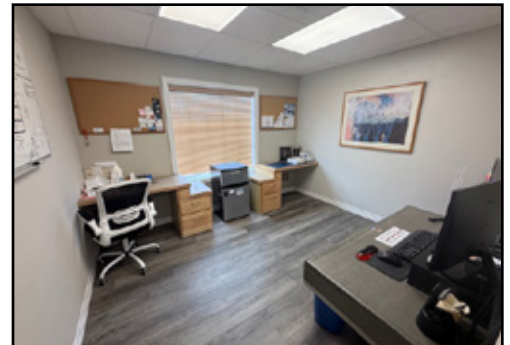
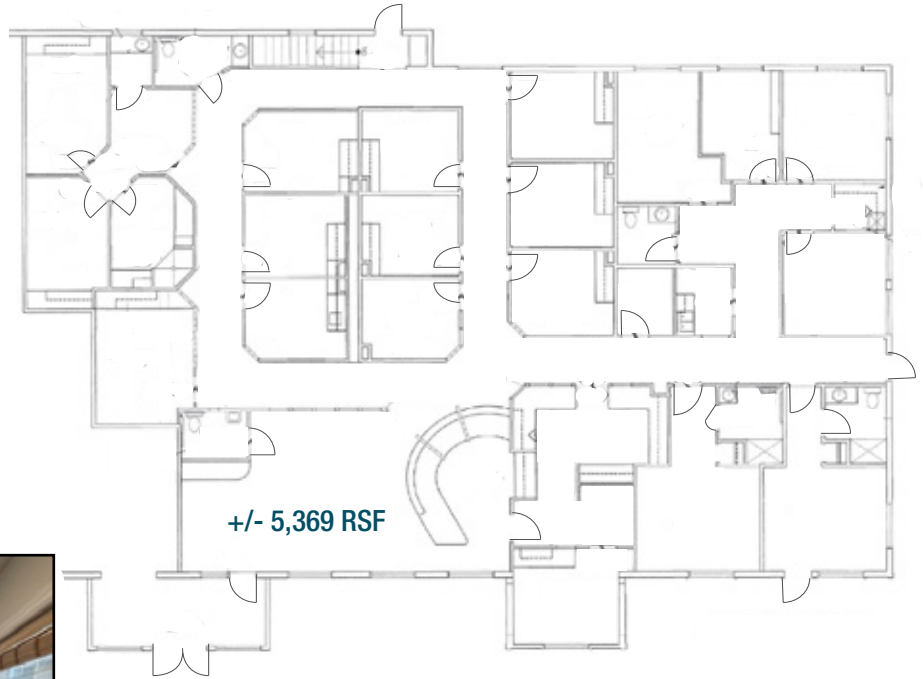
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## Suite 776: +/- 5,369 RSF

- 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



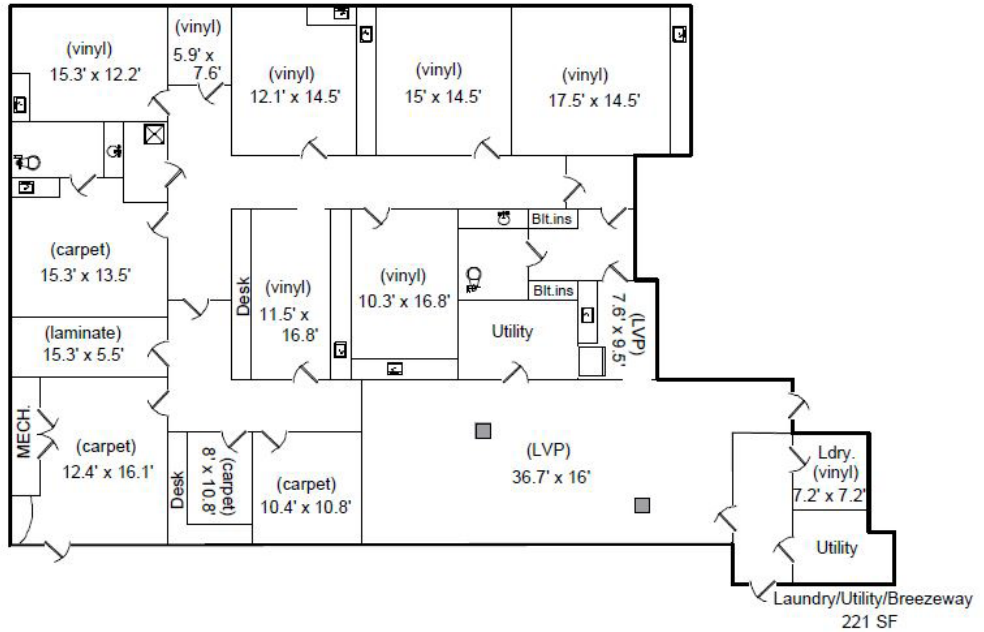
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## Suite 790: +/- 4,055 RSF \$12 - \$15.00/RSF NNN

- 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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