



## PROPERTY DETAILS

### Available Space & Lease Rates:

Suite 1764: 1024 RSF

Suite 1780: 1067 RSF

OPEX: NNN est. \$6.68/SF

+ gas and electric

### Proposed Use:

- Professional office
- Meeting/Training/Conference facility
- Legal
- Accounting
- Engineering/architecture
- Counseling

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## LOVELAND COMMERCE CENTER LEASE RATE: \$16.00/SF NNN (\$6.68/SF)

- Functional and updated office space with high visibility from US Highway 34 (E. Eisenhower Blvd) with over 48,000 VPD
- Central Loveland location with convenient access to US Highway 287 and I-25
- Close proximity to McKee Medical Center/Banner Health and East Loveland Medical Corridor, as well as close to many restaurants, hotels and other services
- Join a diverse and professional mix of tenants including real estate, chiropractic, medical, legal, counseling, engineering, and more
- Building and Monument signage on US Highway 34 available
- **Suite 1764:** second floor space with reception, 3 offices or 2 offices and conference room, kitchenette and private restroom
- **Suite 1780:** Remodel complete - second floor space with reception, 3 offices, conference room and kitchenette/breakroom



### DEMOGRAPHICS (Source: STDB Online 2026, radius)

|                 | 1 Mile   | 3 Mile    | 5 Mile    |
|-----------------|----------|-----------|-----------|
| 2025 Population | 9,803    | 49,848    | 98,208    |
| Avg. HH Income  | \$95,652 | \$100,493 | \$111,314 |
| Households      | 4,207    | 22,126    | 42,556    |
| Businesses      | 645      | 3,093     | 4,446     |
| Employees       | 7,292    | 34,134    | 51,305    |



### TRAFFIC COUNTS (Source: STDBOnline)

|                                     |            |
|-------------------------------------|------------|
| E. Eisenhower Blvd E. of Boise Ave. | 49,000 VPD |
| Boise Ave. N. of Eisenhower Blvd.   | 13,591 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. 7/21/2026

# OFFICE SPACE FOR LEASE

1764 - 1780 Topaz Drive, Loveland, CO



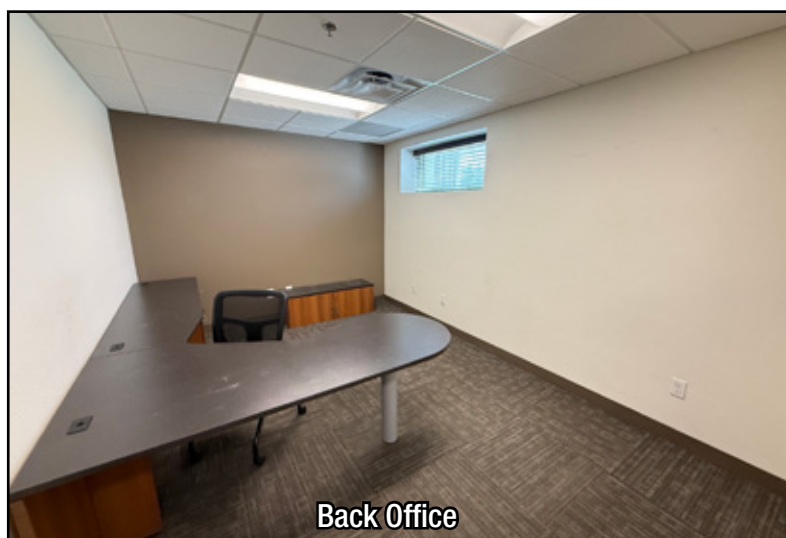
Reception Area



In-suite Kitchenette



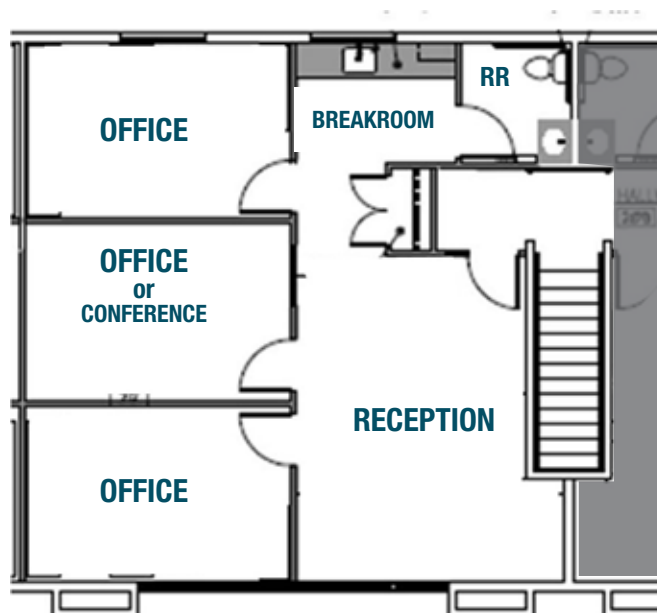
Large Front Office



Back Office

## **1764 Topaz - 1,024 RSF - \$16.00/SF NNN**

- Functional office build-out with 3 private offices or 2 offices and 1 conference room
- In-suite kitchenette and private restroom
- Newer carpet, paint & LED lighting
- Excellent natural light with windows on front and back of space
- Monument & building signage available



# OFFICE SPACE FOR LEASE

1764 - 1780 Topaz Drive, Loveland, CO



Reception/Waiting Area

## **1780 Topaz - 1,067 RSF - \$16.00/SF NNN**

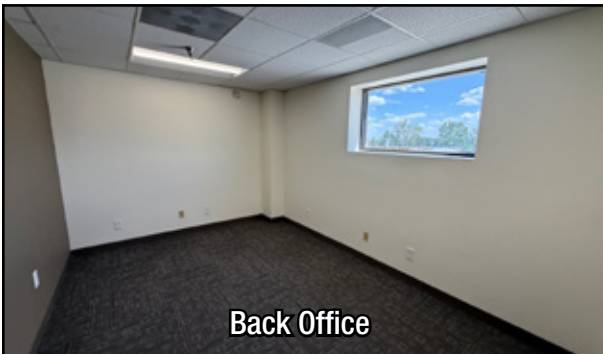
- Second floor suite with abundant windows for natural light
- New office build-out COMPLETED - with 3 offices, conference, reception and kitchenette
- Newer carpet, completely new paint, doors & LED lighting



Front Office



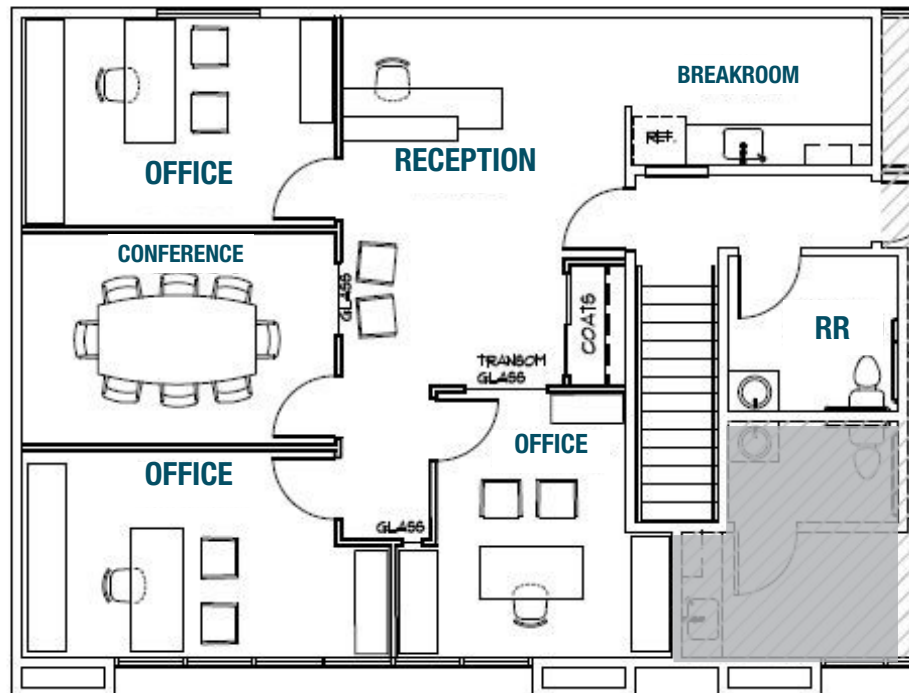
Large Front Office



Back Office



Kitchenette



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# OFFICE SPACE FOR LEASE

1764 - 1780 Topaz Drive, Loveland, CO



- Available Tenant Directory signage as well as window lettering to help direct customers to suites
- Monument signage on US Highway 34 visible to 44,000+ vehicles per day
- Located just 8 minutes from I-25/US Highway 34 Interchange
- Building signage available



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