

OFFICE / FLEX CONDO FOR LEASE



247 W 67th Ct, Suite 231

Loveland, CO 80538

2,212 SF

\$12.00/SF NNN (\$9.73/SF)

HIGHLIGHTS

- Functional Flex/Office space with 4 private offices, 2 bathrooms, and open workspaces
- Convenient North Loveland location adjacent Highway 287, a growing area in need of services
- Open floor plan with many possibilities from small gym/yoga to open bull pen or minor assembly

PROPERTY OVERVIEW

Building SF	14,755 SF (Complex)
Year Built	1999
Zoning	I - Developing Industrial
Parking	Unreserved
HVAC	Forced Air Heat & AC
Electrical	200A 208V 3 Phase

TRAFFIC COUNTS

US Hwy 287 @ W 71st Ave	37,000 VPD
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click for fly-over



LONGVIEW MIDWAY BUSINESS CENTER

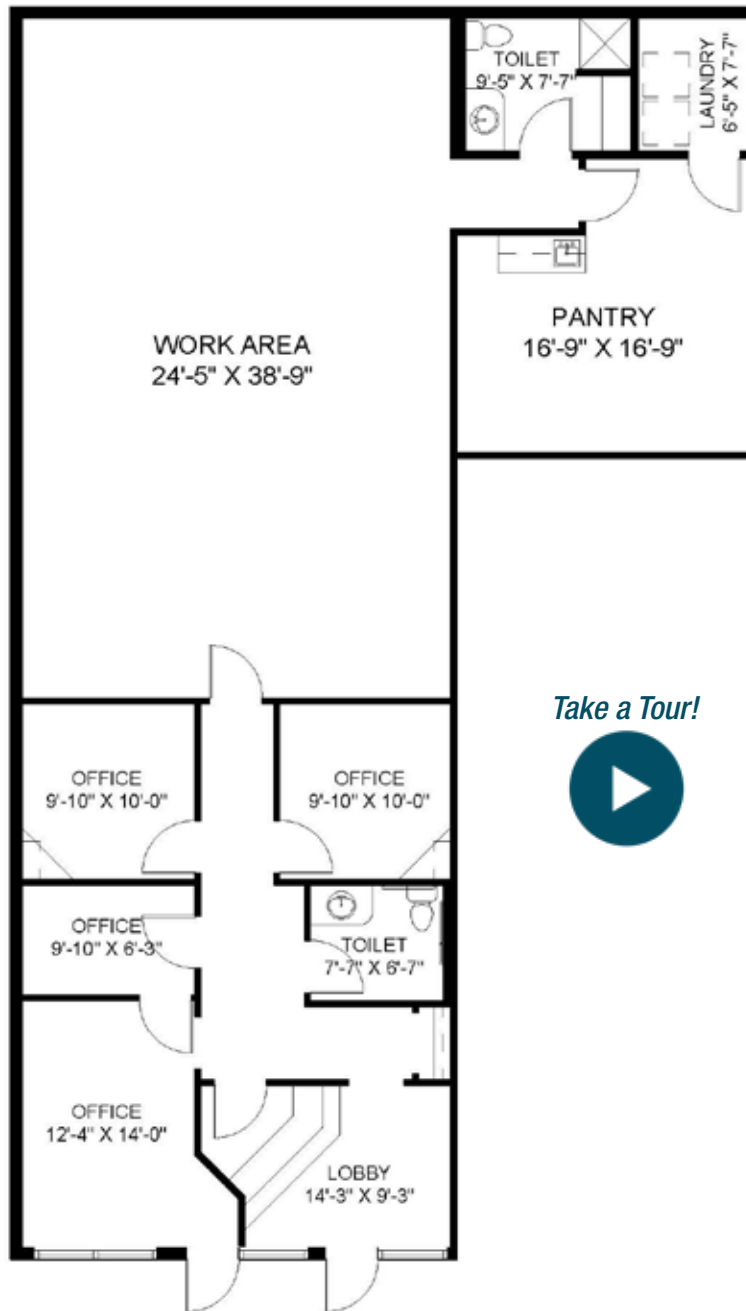
247 W. 67TH COURT
LOVELAND, CO 80538

USES

Allowed Use Business Services, Veterinarian (Small Animal), Light Industry, and Workshop

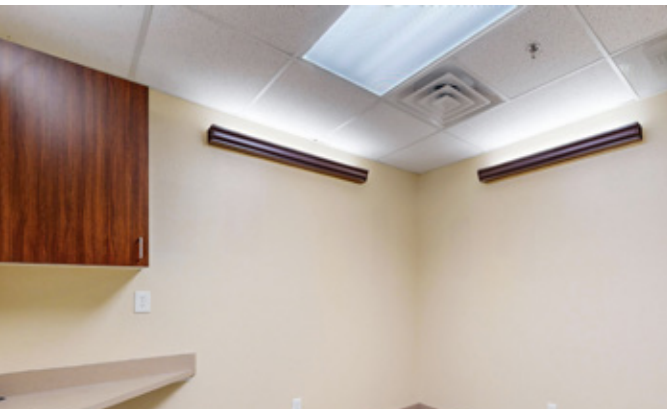
Limited Use Brew Pub, Distillery Pub, Office General & Medical, Personal Services, Recording Studio, Retail Sales & Services, Kennel (Indoor) or Pet Store, Vocational/Trade School

(1) Some but not all uses for Developing Industrial - I zoning are listed. Ask broker for more information.

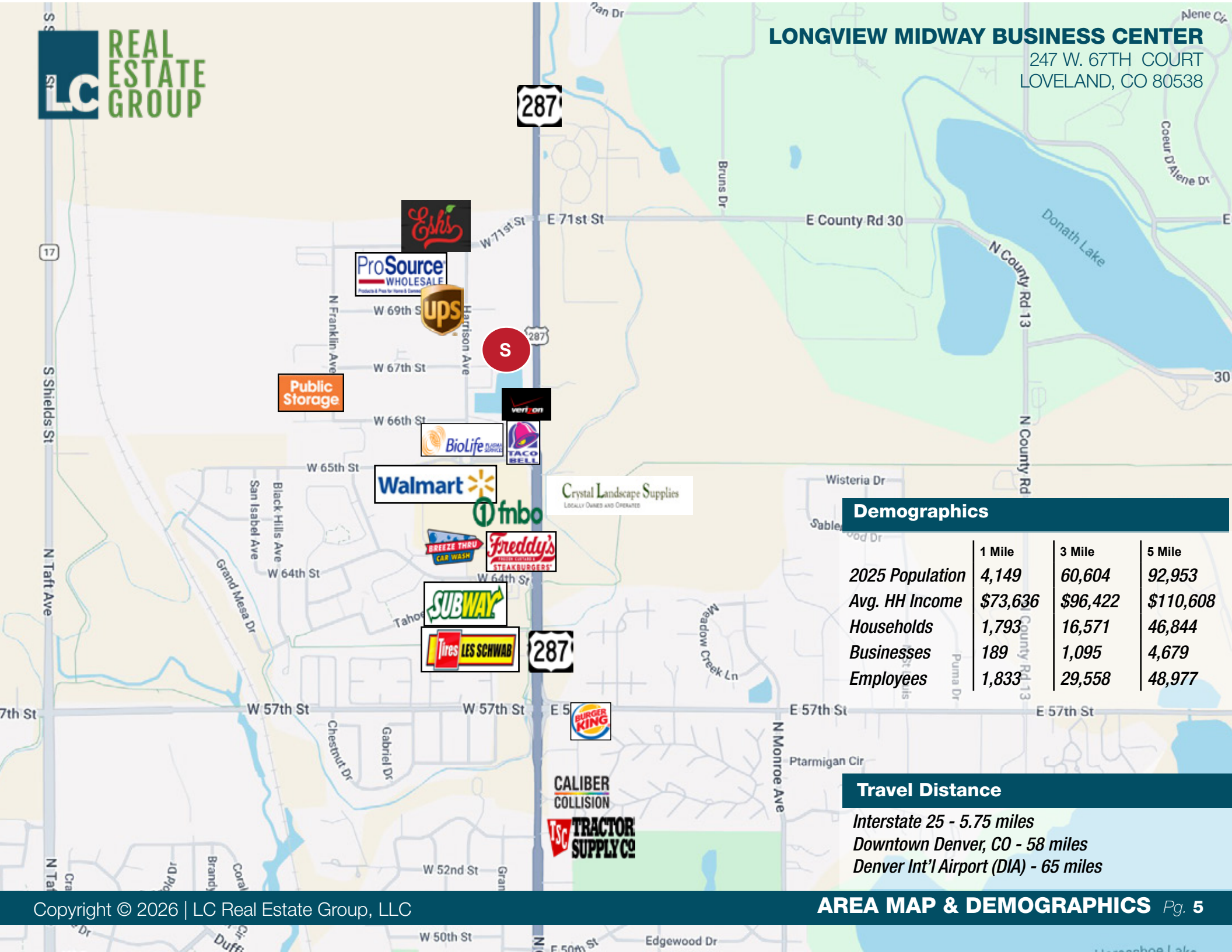


Take a Tour!









Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	4,149	60,604	92,953
Avg. HH Income	\$73,636	\$96,422	\$110,608
Households	1,793	16,571	46,844
Businesses	189	1,095	4,679
Employees	1,833	29,558	48,977

Travel Distance

Interstate 25 - 5.75 miles
Downtown Denver, CO - 58 miles
Denver Int'l Airport (DIA) - 65 miles



US HIGHWAY

287

**SUBJECT
PROPERTY**

W. 67th COURT

360°
view