



OFFICE SUITES FOR LEASE

1717 N. Madison Avenue, Loveland, CO



PROPERTY DETAILS

AVAILABLE SPACE:

Suite 1: 1,170 RSF

Suite 4: 511 RSF

Ideal Uses:

- Design
- Engineering
- Marketing
- Insurance
- Legal
- Financial

WILLOW RUN PLAZA

LEASE RATE: \$15.50-\$16.50/RSF NNN (\$9.91/SF)

- Functional office space in convenient central Loveland location with easy access to US Highway 34/Eisenhower Blvd.
- 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 beauty/barber studio and legal office
- Monument signage on Madison Avenue and off-street parking
- Well kept office complex with plenty of parking

Rico Devlin

Senior Partner | Senior Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Senior Partner | Comm. Brokerage Mngr.
970.222.2473
nathan@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	10,162	58,155	98,150
Avg. HH Income	\$92,867	\$100,387	\$111,356
Households	4,553	25,623	42,583
Businesses	735	3,075	4,490
Employees	7,947	31,765	51,983



TRAFFIC COUNTS (Source: STDBOnline)

Madison Ave. @ Property	18,100 VPD
E. Eisenhower Blvd. @ Madison Ave.	38,000 VPD

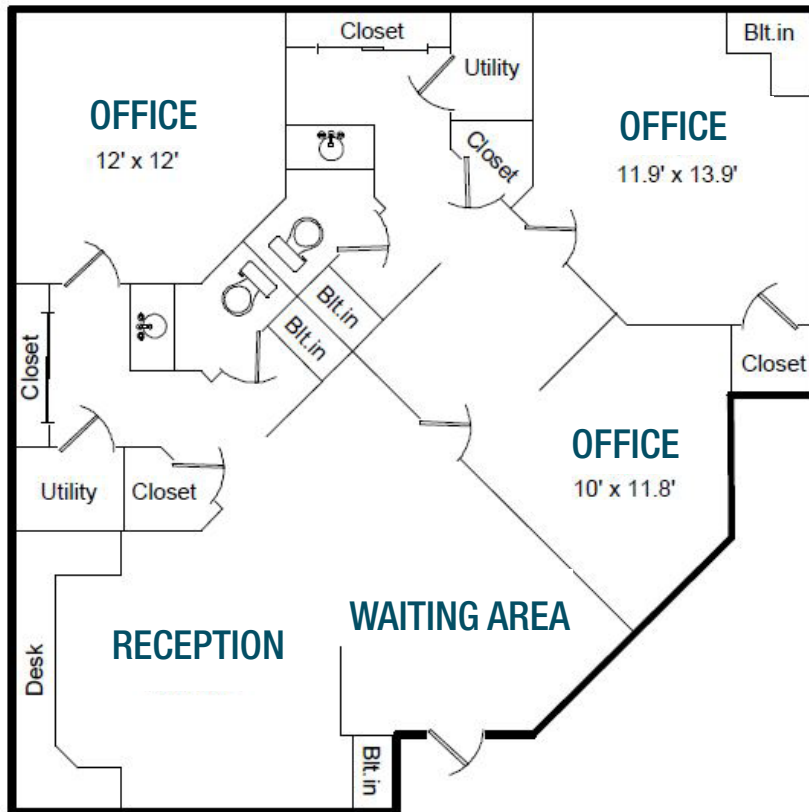
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/31/2026

OFFICE SUITES FOR LEASE

1717 N Madison Avenue, Loveland, CO

SUITE 1 - 1,170 RSF

- Large reception and waiting area
- Three private offices
- Two private restrooms
- Storage closets
- Ample natural light
- Landlord willing to update finishes

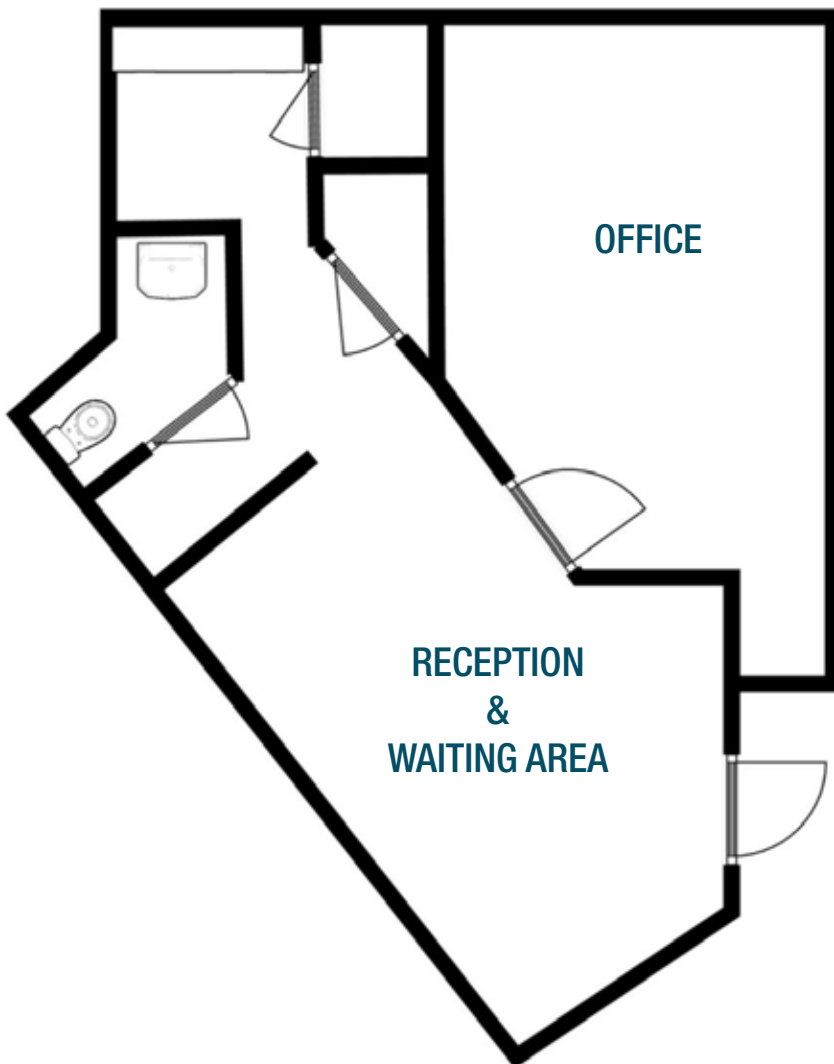


OFFICE SUITES FOR LEASE

1717 N Madison Avenue, Loveland, CO

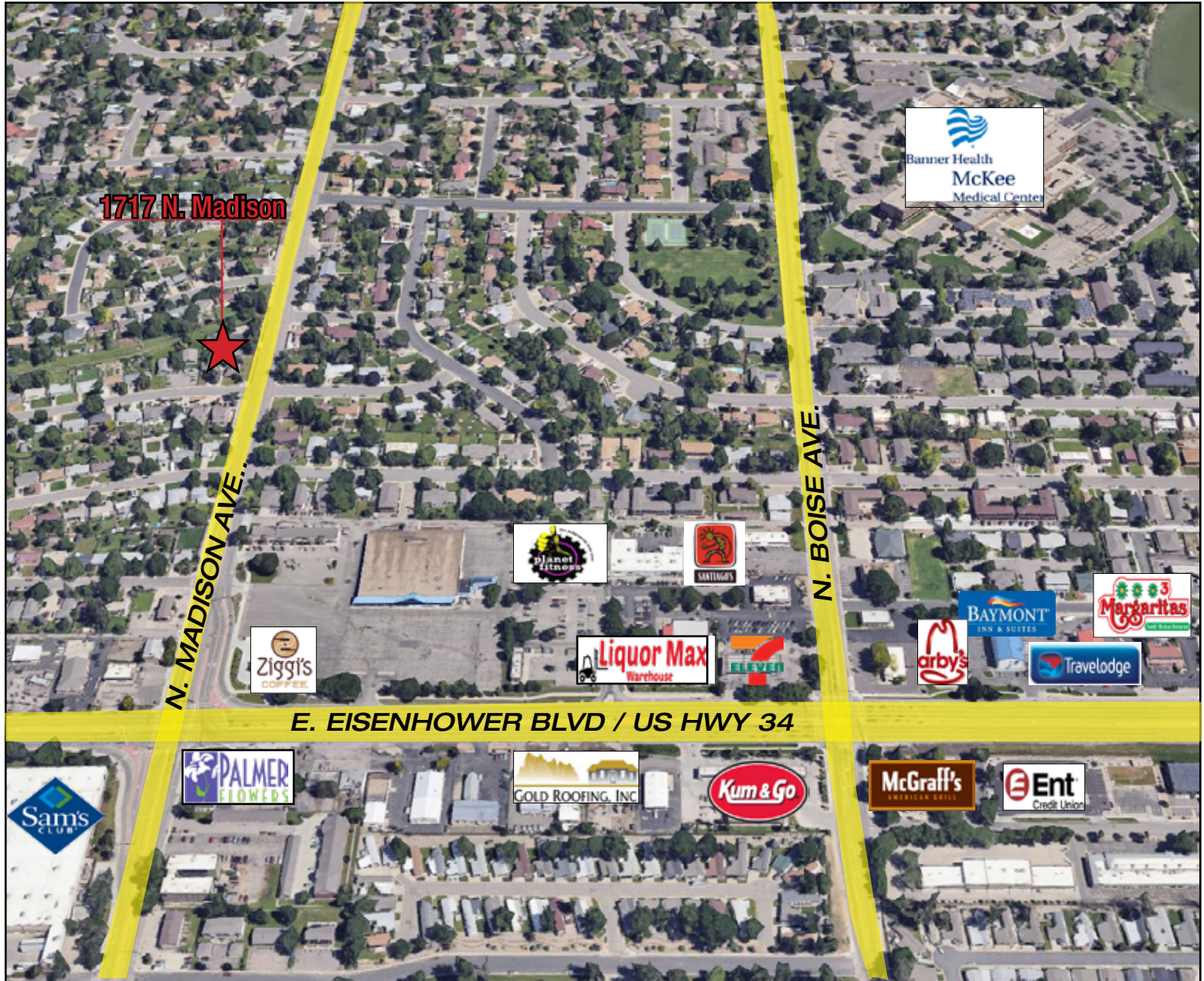
SUITE 4 - 511 RSF

- Reception/waiting area
- Large private office
- Private restroom
- Store room
- Ample natural light
- Updated carpet and paint



OFFICE SUITES FOR LEASE

1717 N Madison Avenue, Loveland, CO



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. 7/31/2026