

PROFESSIONAL OFFICE SPACE FOR LEASE



2695 W. Eisenhower Blvd.

Loveland, CO 80538

700 - 8,896 RSF

LEASE RATE: \$12-15/SF NNN

NNN: \$6.70/SF (Incl. Utilities)

HIGHLIGHTS

- High quality professional offices within a 13,056 SF building anchored by Southstate Bank
- Flexible Suite layouts to fit tenant needs
- Move-in ready space with US Highway 34 visibility and signage
- Professional layout ideal for title, real estate, insurance, legal, or other professional office user
- Nicest space available in underserved West Loveland location

AVAILABLE SPACE

Suite 110	1,674 RSF Office
Suite 160	1,786 RSF Office
Suite 200	8,896 RSF Office
Divisible 2nd Level	Multiple Options



MINDFULLY CREATING COMMUNITY

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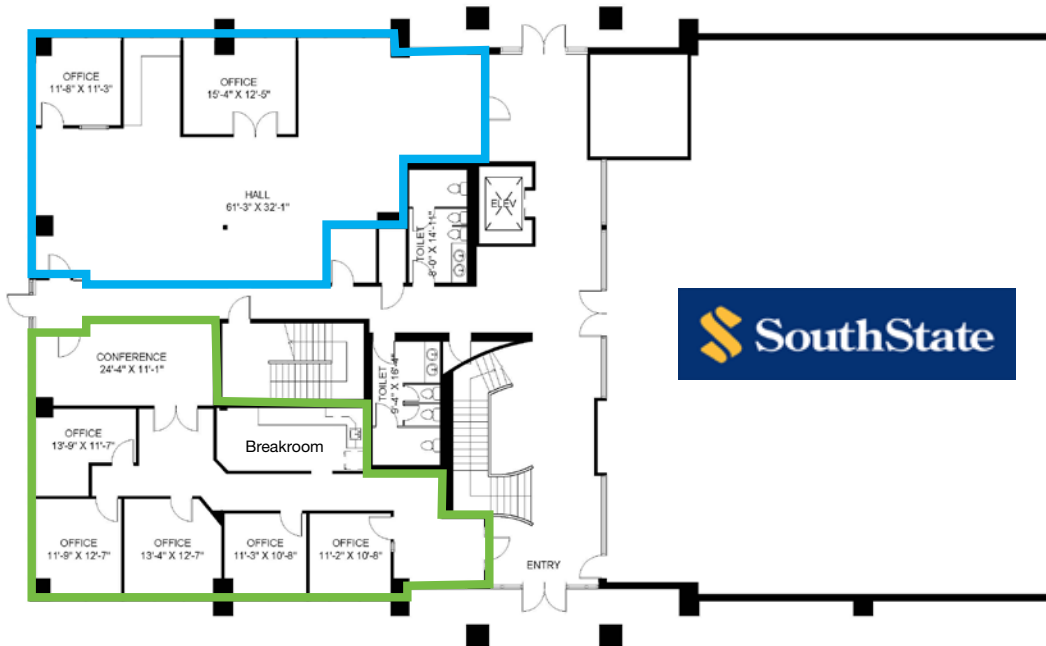
[CLICK HERE FOR EXTERIOR](#)



Long's Peak

W. EISENHOWER BLVD. - +21,000 VPD





SUITE 110: 1,674 RSF - Open floor plan with manager office & conference room

<-- (Outlined in Blue on Floorplan) | \$14.00/SF NNN

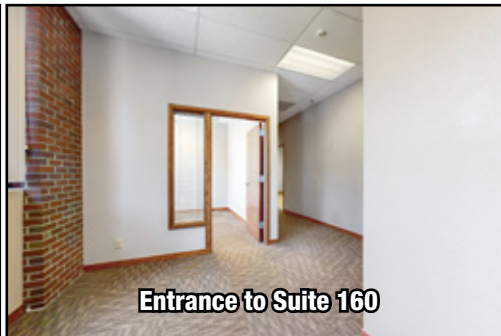
SUITE 160: 1,786 RSF - Functional layout with 5 offices, conference room and private break or work room

<-- (Outlined in Green on Floorplan) | \$15.00/SF NNN

**CLICK HERE TO EXPLORE
THE SPACES USING
INTERIOR 3D MATTERPORT:**



Suite 160 Conference Room



Entrance to Suite 160



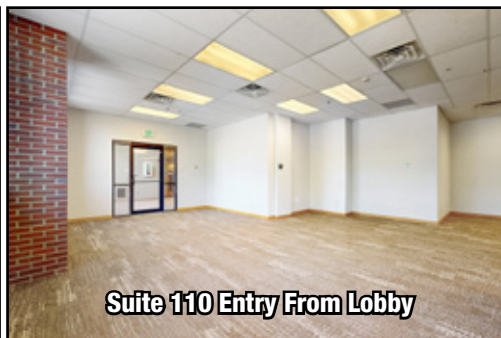
Office Space in Suite 160



Suite 160 Break Room / Kitchenette



Suite 110 Open Space / Hall & Offices



Suite 110 Entry From Lobby



Suite 110 Office Space 1



Suite Office Space 2

Divisible second-level spaces for efficient office/conference layouts

Conference space could be included with other suites or leased separately

WEST EISENHOWER OFFICES

2695 W. EISENHOWER BLVD



SUITE 200: 8,896 TOTAL RSF | \$12-15/SF NNN

- Full elevator served space ideal for professional use such as CPA, Law firm, Software company, etc.
- 18+ private offices, multiple conference/training areas, and Open work space for support staff
- Flexible divisibility for smaller user based on needs
- All perimeter offices have large windows, excellent natural light, and views of surrounding lakes and mountains

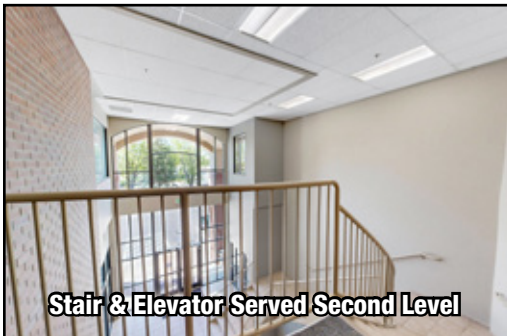
Potential Divisions:

SUITE 201: +/- 4,450 TOTAL RSF (Est.)

SUITE 202: +/- 2,900 TOTAL RSF (Est.)

SUITE 203: LEASED

Conference Area: +/- 1,545 TOTAL RSF (Est.)





North Entrance From Rear Parking Lot



North Entrance Looking South



Rist Benson Reservoir to the North-West



Main Lobby | Stairs to Suite 200



Main Level | South Entrance & Lobby



Common Hall / Restrooms



Exterior Signage Potential



Main Level | South Entrance & Lobby



South Entrance from Parking Lot

WEST EISENHOWER OFFICES

2695 W. EISENHOWER BLVD
LOVELAND, CO

Lake Loveland



WILSON AVE.

W. EISENHOWER BLVD.

SUBJECT PROPERTY

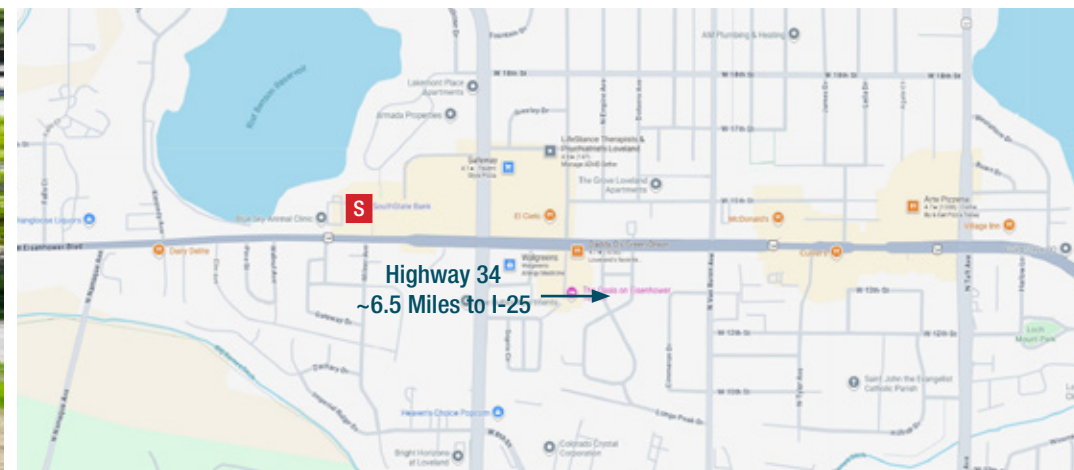
PROFESSIONAL BUILDING WITH TOTAL OF 13,056 SF

WEST EISENHOWER OFFICES
2695 W. EISENHOWER BLVD
LOVELAND, CO



- Convenient West Loveland location
- US Highway 34 frontage & visibility
- Professional, move-in ready space
- Near retail and restaurants and other local amenities

View Full Property URL Below for Property Videos, Gallery, Matterports, & Floor Plans



PROFESSIONAL OFFICE SPACE FOR LEASE

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Loveland, Colorado

Exclusively Presented By:



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