



FOR SALE

2150 W. Eisenhower Blvd. B5
& 2154 W. Eisenhower Blvd. B6

LOVELAND, CO 80537

Two Contiguous Units Sold Together



Well Appointed Office/Medical Space



LOVELAND, CO 80537



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DISCLAIMER

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Offering Summary

- For Sale at \$545,000 (\$252 per sf)
- 2,165 rentable sf all main level space (2,021 useable sf).
- Located in the 'B' Developing Business Zone.
- YOC 1998 with remodel in 2020.
- Easy access off Hwy 34.
- The floor plan is a flexible mix of private offices, open workspace, kitchenette, training/AV room, and more.
- Office, medical, or retail are a great fit for the center.





SITE PHOTOS

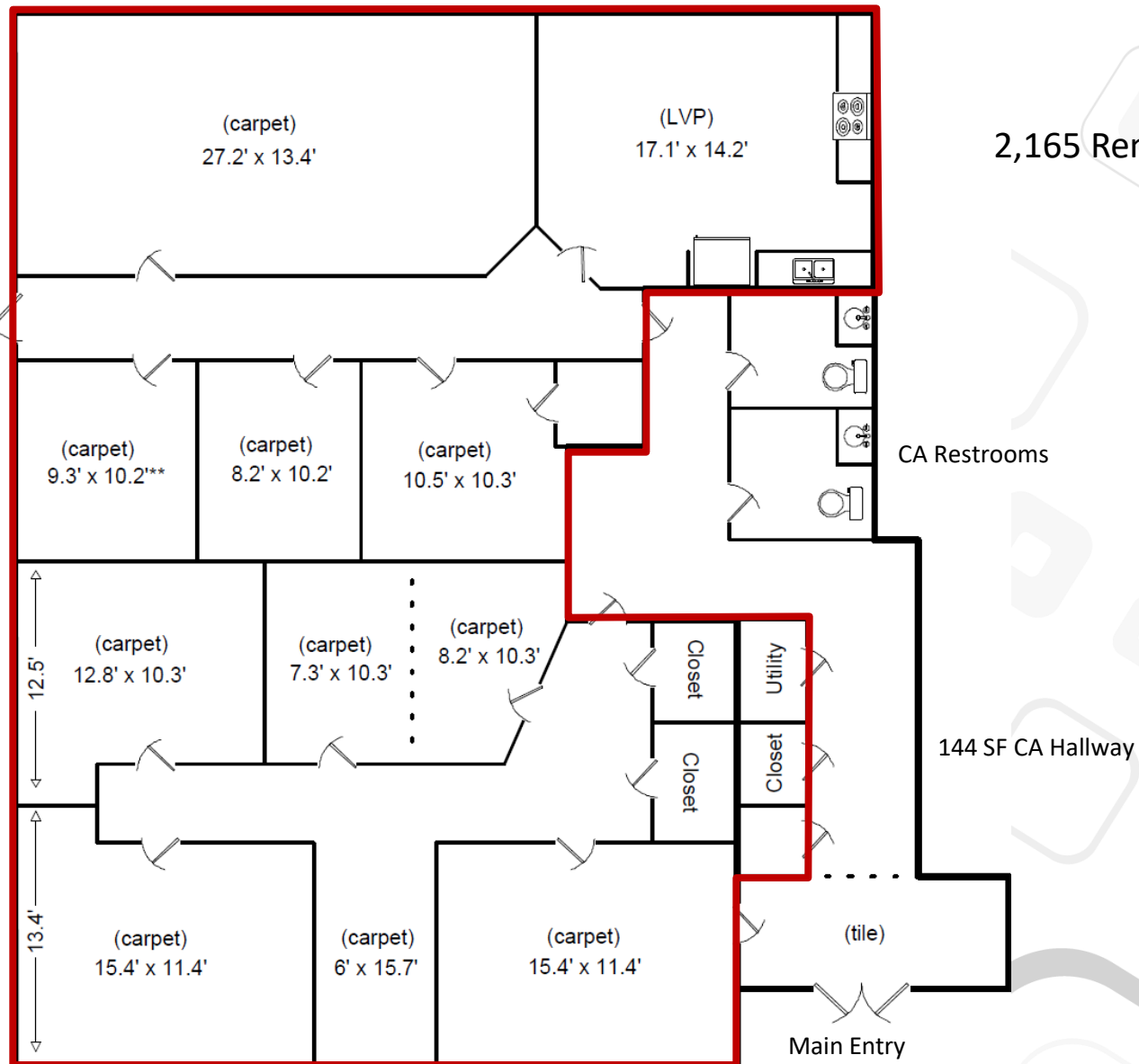
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THE OFFERING

Floor Plan



2,165 Rentable SF (2,021 Useable SF)



Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com



CONTACT

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