

# OFFICE / MEDICAL SPACE FOR LEASE

2975 Ginnala Drive, Loveland, CO



## PROPERTY DETAILS

### Available Space:

- Suite 120 - 4,609 RSF  
- \$19.50/SF NNN
- Suite 200 - 1,794 RSF  
- \$19.00/SF NNN

### Proposed Use:

- Medical (general or specialty)
- Eyecare
- Chiropractic
- Endodontist
- Legal
- Financial
- Design

### Co-Tenants:

- Implant & General Dentistry of Northern Colorado
- Edward Jones
- First Technology Credit Union

## Nathan Klein

Sr. Partner/Commercial Brokerage Mgr  
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## Rico Devlin

Sr. Partner/Sr. Broker  
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rico@lcrealestategroup.com

## SUNDANCE PROFESSIONAL PLAZA

**LEASE RATE: \$19.00 -19.50/SF NNN (\$11.36/SF)**

- Beautiful Class A Office/Medical space in a well maintained Medical/Professional office park
- Environmentally friendly, energy efficient building with LEED Gold certification
- Centrally located close to Loveland's primary retail corridor with easy access to US Highway 287 & US Highway 34
- Near Orchard's Shopping Center and McKee Medical Center
- Must see to appreciate the quality of building finishes
- Main floor suite - efficient layout with 9 exam rooms, generous waiting room, conference room, employee break area and provider workspace
- Second floor suite (elevator served) - professional open office layout, 5 offices, kitchenette, and conference room with private balcony



### DEMOGRAPHICS (Source: STDB Online 2023, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	9,510	62,717	98,370
Avg. HH Income	\$85,092	\$101,982	\$109,292
Households	4,038	27,020	41,714
Businesses	500	2,812	4,050
Employees	4,528	27,829	46,418



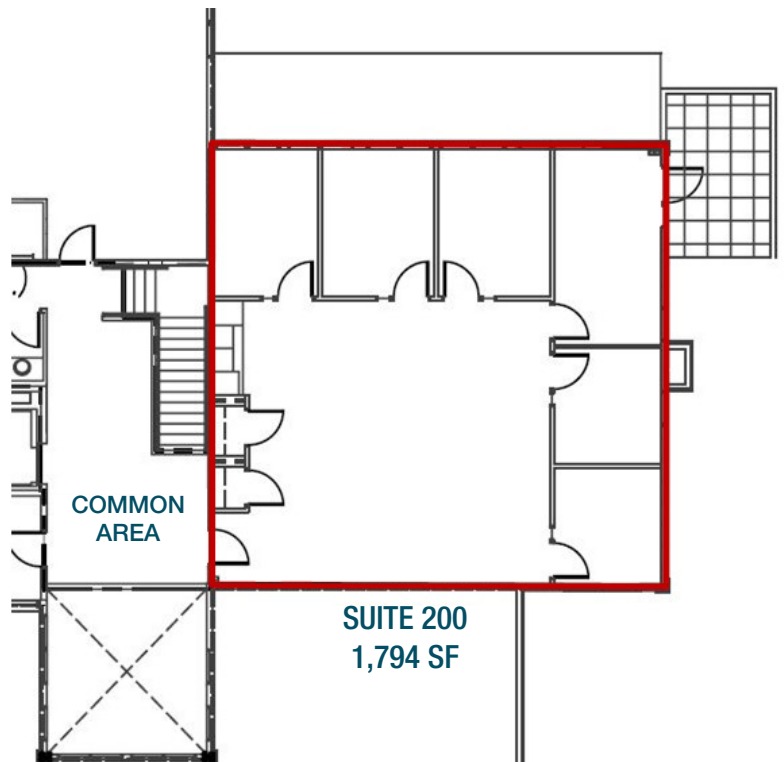
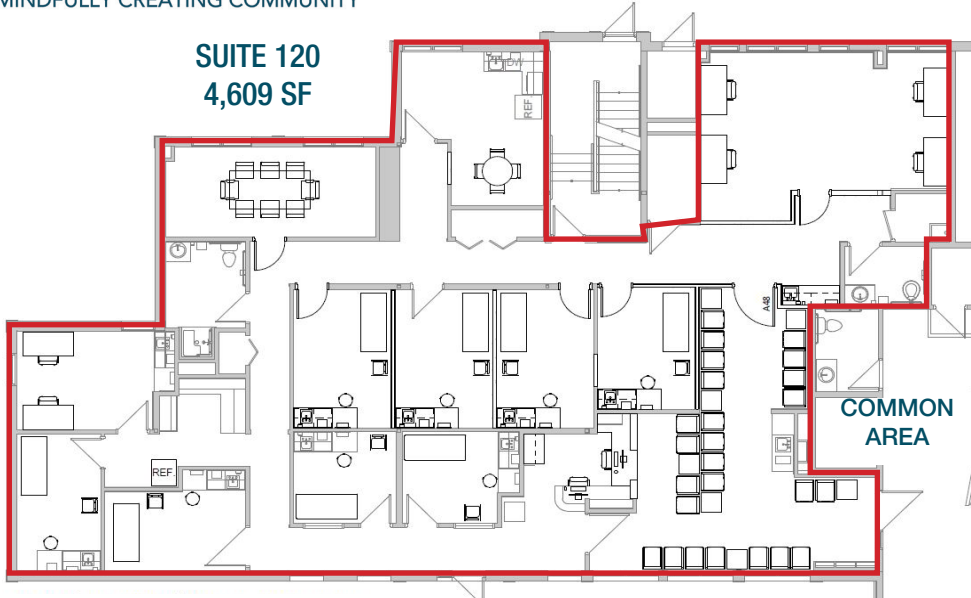
### TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 @ E. 29th Street	27,000 VPD
E. 29th St. NEAR Ginnala Dr.	17,450 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. 4/12/2024

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MINDFULLY CREATING COMMUNITY

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### Surrounding Businesses & Amenities Include:

- King Soopers
  - Independent Financial
  - UC Health Urgent Care
  - Applebees
  - FedEx Office Print & Ship
  - US Post Office
  - Einstein Bros Bagels
- and many more



Main Foyer



Second Floor Landing



Main Foyer



Neighboring services include dentistry, endodontics, vision, dermatology, financial, dialysis, grocery, fast food and sit-down restaurants, US Post Office, hardware, banking, hair care, nutrition, fitness, automotive and many more.

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