



PROPERTY DETAILS

Available Space:

Suite 220 - 1,300 RSF

\$20.50/SF NNN

Proposed Use:

- Medical (specialty)
- Mortgage/Real Estate
- Chiropractic
- Counseling
- Legal
- Financial
- Design

Co-Tenants:

- Implant & General Dentistry of Northern Colorado
- First Technology Credit Union
- Vance Thompson Vision Clinic
- RESPEC Engineering

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SUNDANCE PROFESSIONAL PLAZA

LEASE RATE: **\$20.50/SF NNN (\$14.15/SF)**

- Beautiful Class A Office 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
- Second floor suite (elevator served) - reception, conference or break room, and private office with private balcony



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,137	61,610	99,111
Avg. HH Income	\$88,157	\$105,164	\$113,646
Households	3,846	26,531	42,142
Businesses	523	3,019	4,357
Employees	5,243	30,424	50,749

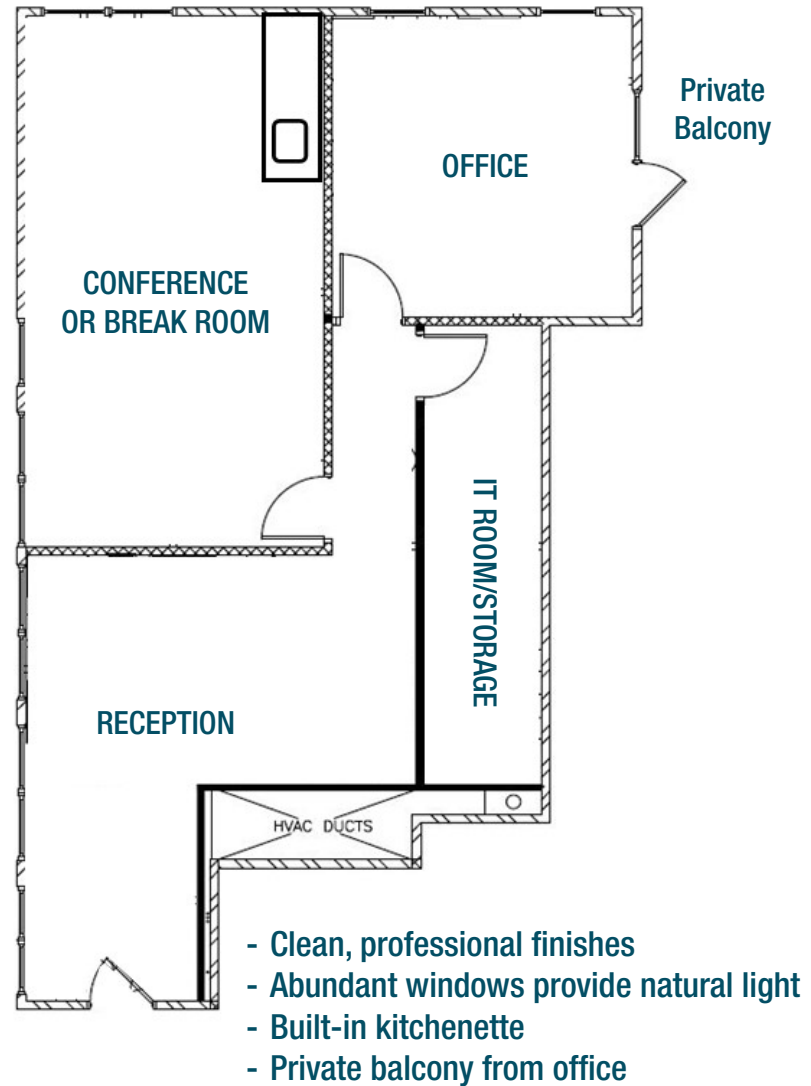
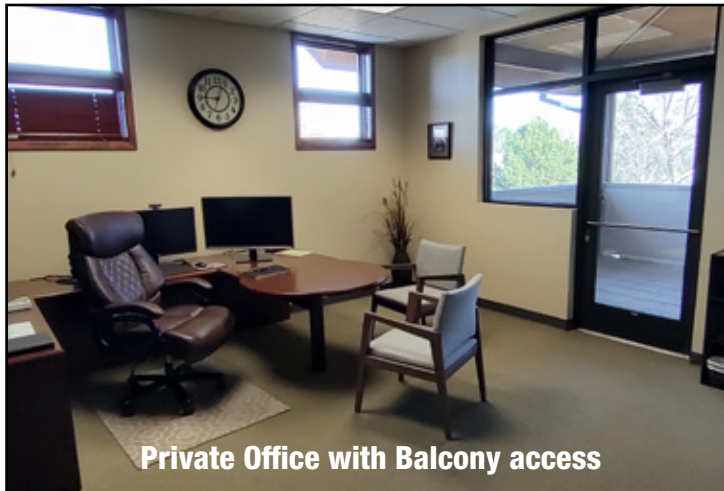


TRAFFIC COUNTS (Source: STDBOnline)

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

OFFICE SPACE FOR LEASE

2975 Ginnala Drive, Loveland, CO



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2975 Ginnala Drive, Loveland, CO

Surrounding Businesses & Amenities Include:

- King Soopers
- Independent Financial
- UC Health Urgent Care
- Applebees
- FedEx Office Print & Ship
- US Post Office
- Numerous restaurants, dental, medical and more



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.