

OFFICE SPACE FOR LEASE

2975 Ginnala Drive, Loveland, CO



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



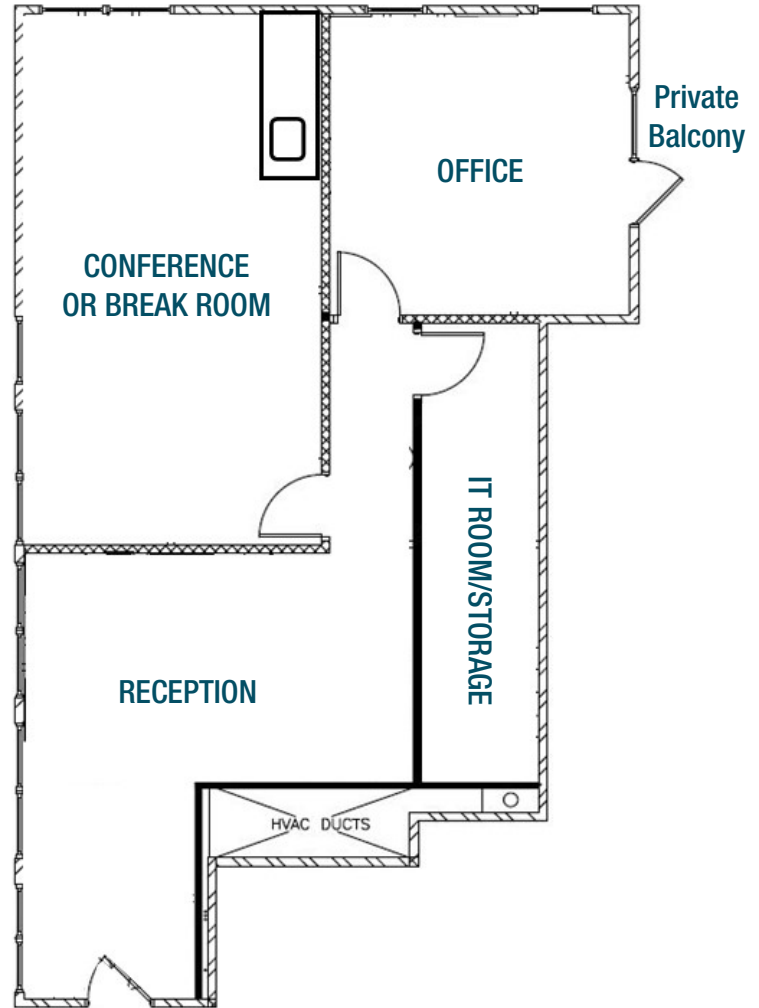
TRAFFIC COUNTS (Source: STDBOnline)

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

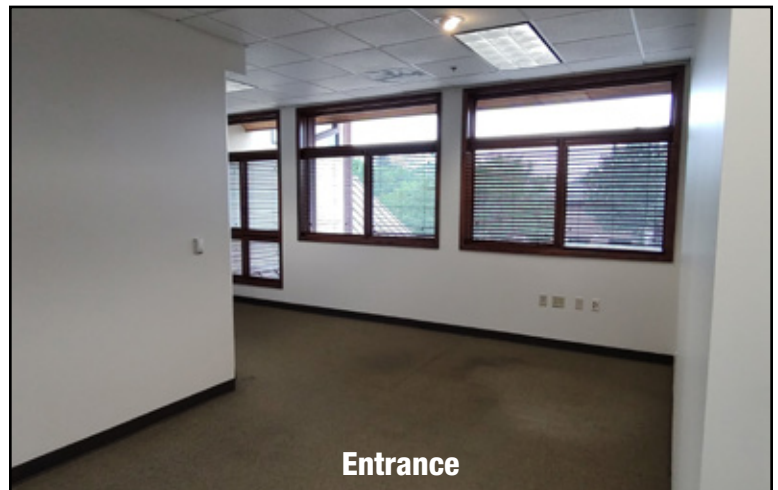
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/17/2025

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- Clean, professional finishes
- Abundant windows provide natural light
- Built-in kitchenette
- Private balcony from office



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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.