

# ORCHARDS MEDICAL PLAZA

221 E 29TH STREET, LOVELAND, CO



waypoint  
REAL ESTATE

AVAILABLE: 1st Floor Fully Leased  
2nd Floor up to 20,790 SF  
Demisable to 2,500 SF

SALES PRICE:  
Contact Broker for additional information

LEASE RATE:  
\$15.00 / SF NNN  
TI Allowance Available for qualified users

*NEWLY RENOVATED BUILDING WITH CORE & SHELL  
MEDICAL SPACE AVAILABLE*

- Prominent freestanding two-story office building
- Space available in core & shell condition to be built out to tenant specifications
- Exterior signage available
- Small office space and large floor plates



SUMMITSTONE  
HEALTH PARTNERS  
Your community partner for mental health and addiction services

uchealth

**FIRST FLOOR 100% LEASED TO UC  
HEALTH AND SUMMITSTONE HEALTH  
PARTNERS**

## Property Photos



SUITE 201: Usable - 2,322 SF  
Rentable - 2,585 SF

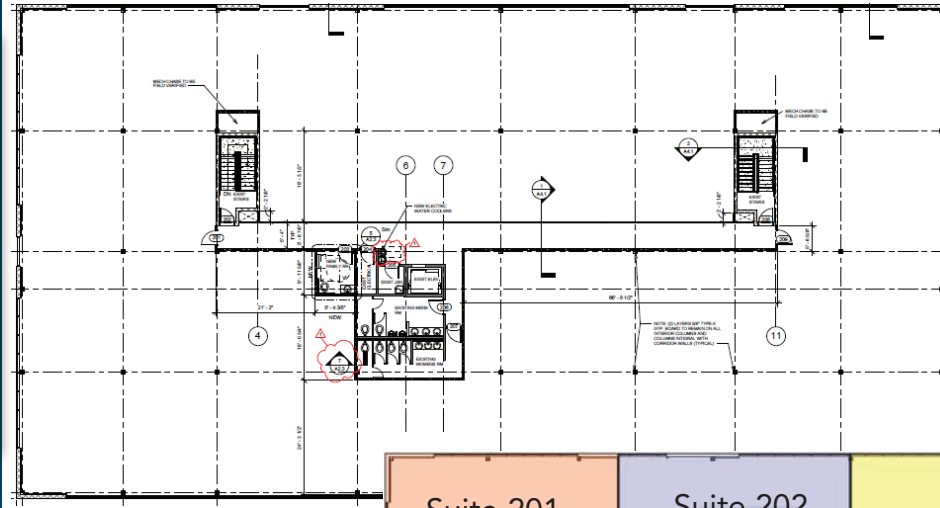
SUITE 202: Usable - 2,357 SF  
Rentable - 2,620 SF

SUITE 203: Usable - 4,701 SF  
Rentable - 5,232 SF

SUITE 204: Usable - 9,429 SF  
Rentable - 10,492 SF

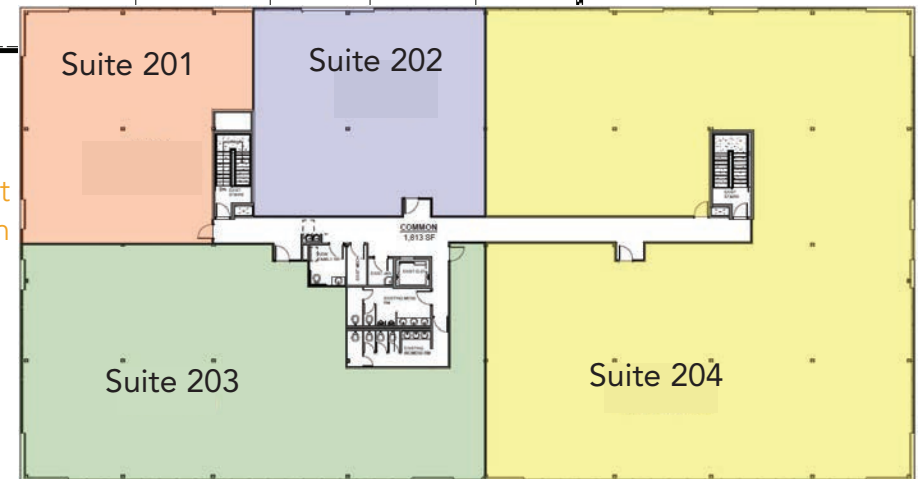


## ENTIRE 2ND LEVEL AVAILABLE



2nd Floor Core and Shell  
20,790 SF Floor Plate

Conceptual Multi-tenant  
Floor Plan

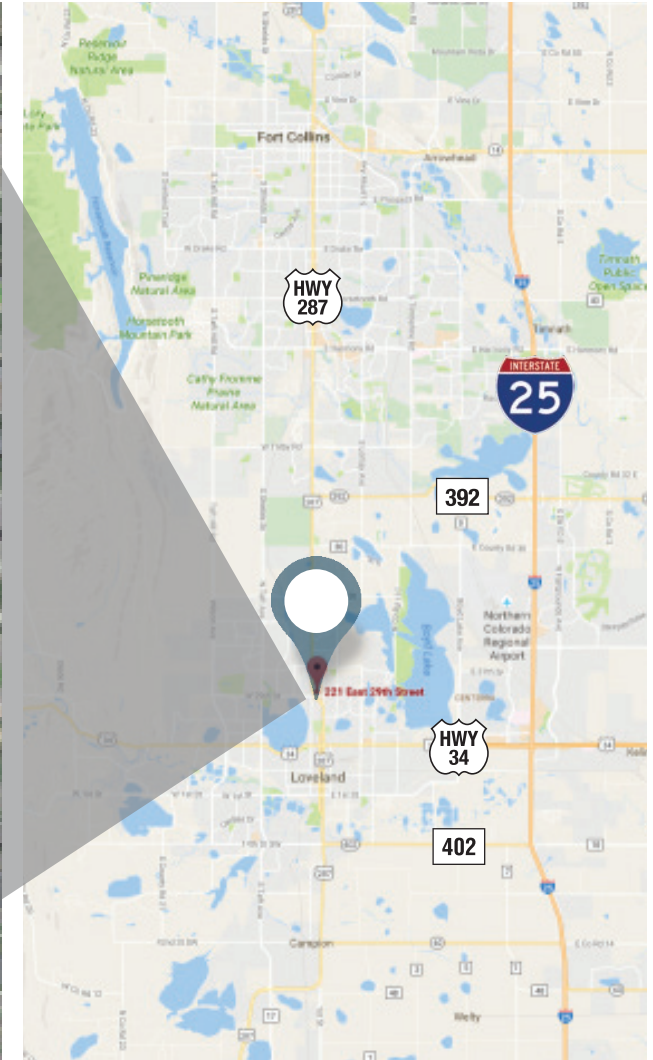


### Second Floor: 20,790 SF

- Land size: 3.6 acres (160,042 SF)
- Excellent visibility and significant drive-by exposure
- Surrounded by grocery anchored Orchards Shopping Center
- Parking ratio 5.4/1,000 (225 spaces)
- 1,200 Amps, 277/480, 3 phase power, extensive glass lines
- Newly renovated common spaces and restrooms
- Exterior signage available



# ORCHARDS MEDICAL PLAZA



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

JAKE ARNOLD / JOSHUA GUERNSEY  
 120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)