



Lease Details

Suite 203

Lease Rate

4,564 SF

\$17.00/SF NNN

NNN Expense (2021) \$9.32/SF

TI Allowance Available for qualified users

Sale Details

Building Size: 41,580 SF

*Contact Broker
for Pricing*

ORCHARDS MEDICAL PLAZA

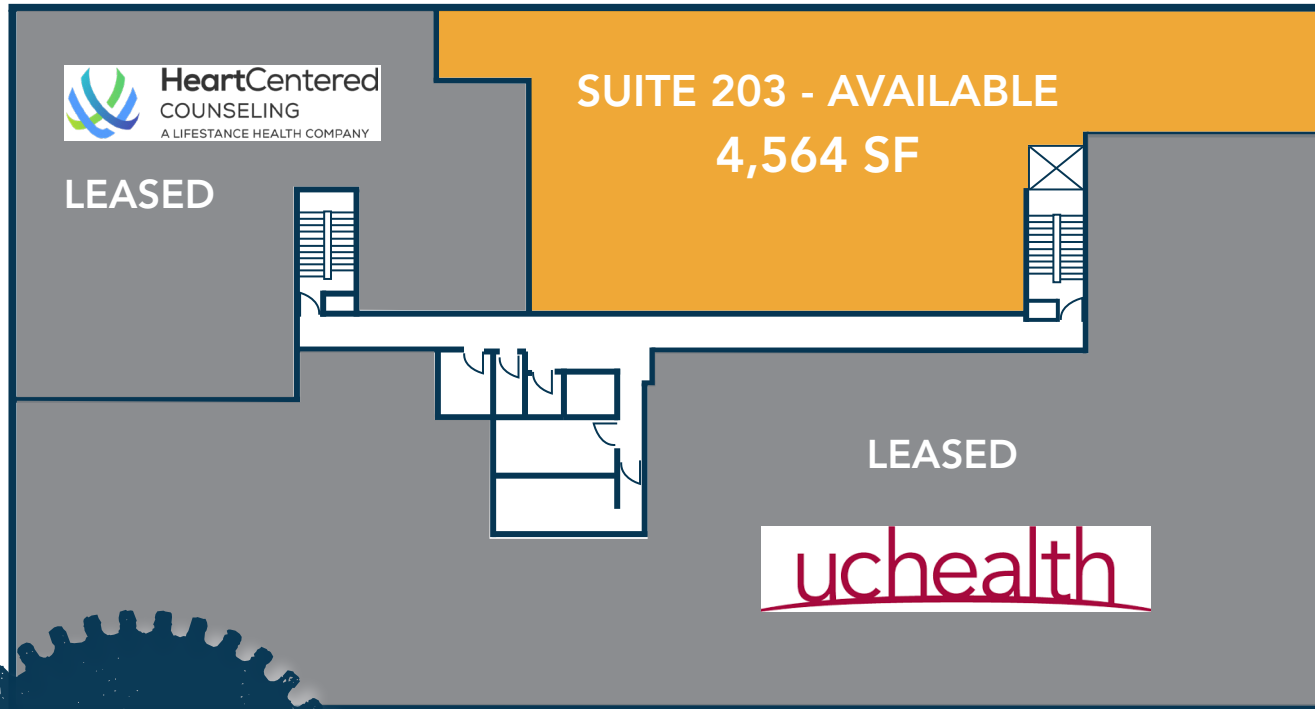
221 E 29TH STREET, LOVELAND, CO

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
- Medical Plaza located within grocery-anchored retail center
- On-Site parking ratio: 5.4/1,000
- Exterior signage available



FLOOR PLAN - SECOND FLOOR



First Floor 100% Leased

uchealth



SUMMITSTONE
HEALTH PARTNERS

2nd Floor Gross
Square Footage:
20,790 SF

Property Details

- 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
- Land size: 3.6 acres (160,042 SF)
- Excellent visibility and significant drive-by exposure
- Surrounded by grocery anchored Orchards Shopping Center



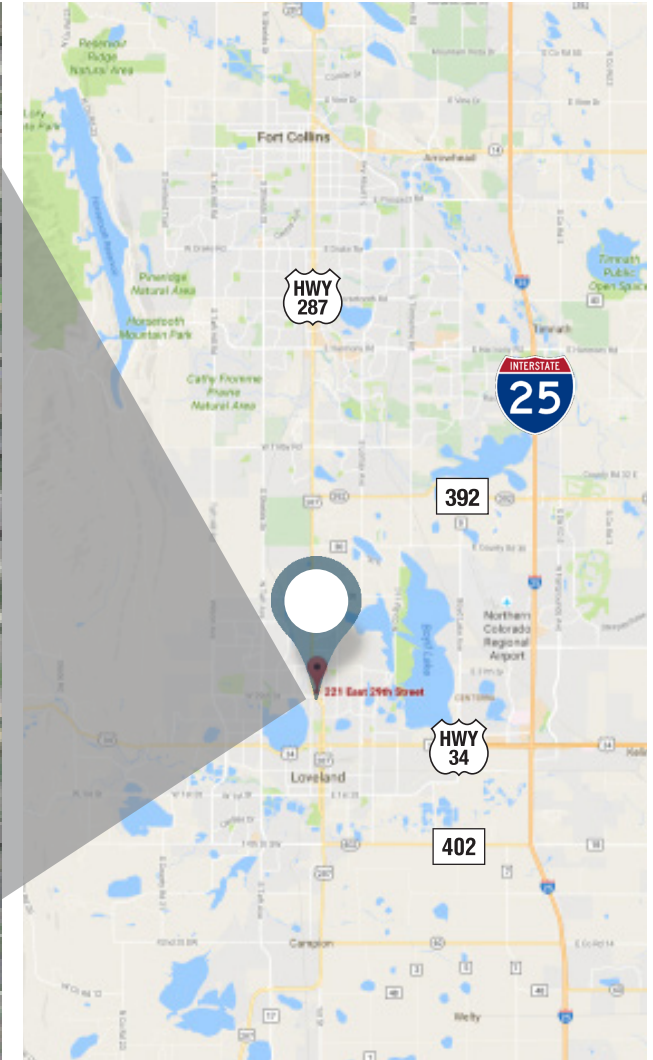
AERIAL PHOTOS



HORSESHOE LAKE



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.



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