

**729**  
8th STREET SOUTHEAST

LOVELAND  
COLORADO 80537

Warehouse/Office  
Spaces For Lease



**CUSHMAN &  
WAKEFIELD**





## // PROPERTY FEATURES

Welcome to 729 8th Street, a premier property offering 1,039-12,316 square feet of versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property features two warehouses and four office suites available, providing ample room for a variety of industrial processes and office configurations. This makes it a perfect choice for companies looking to optimize their workspace. With its strategic location, 729 8th Street Southeast ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

### PROPERTY DETAILS

**Available Size:** 1,039-12,316 SF

**Warehouse Building 3:** 5,380 SF

**Office Suite 1:** 1,911 SF

**Office Suite 2:** 1,563 SF

**Office Suite 3:** 1,039 SF

**Office Basement Suite:** 2,423 SF

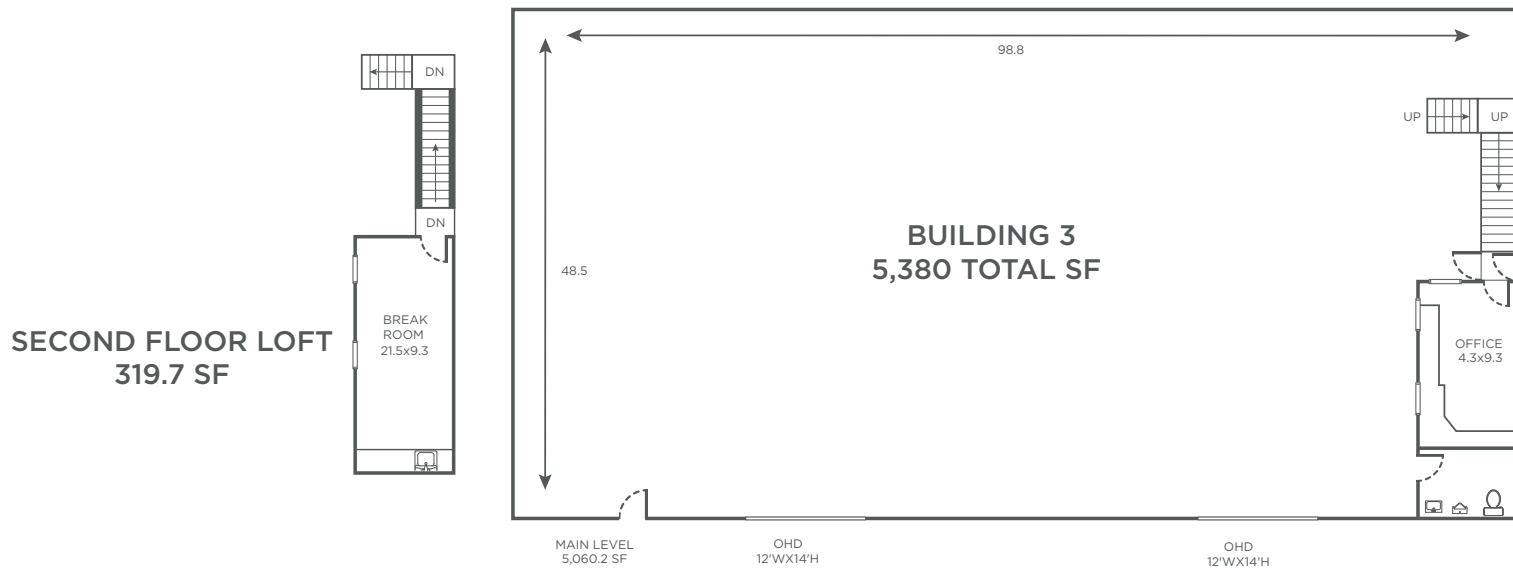
// **729 8th STREET SOUTHEAST**  
Loveland, Colorado 80537



# // PROPERTY AERIAL



# // WAREHOUSE BUILDING 3 LEASE RATE: \$11/SF NNN | NNN: \$3.33/SF



## BUILDING DETAILS

- 5,380 SF WAREHOUSE
- TWO (2) 12'WX14'H OHDs
- OH 1 TON CRANE
- AIR HANDLING / EXHAUST SYSTEM
- SWAMP COOLER & GAS HEATERS
- BREAKROOM IN LOFT
- 480 V 3PHASE POWER
- ONE (1) RESTROOM
- DRY FIRE SPRINKLER SYSTEM
- YEAR BUILT 1980 | REMODELED 2011



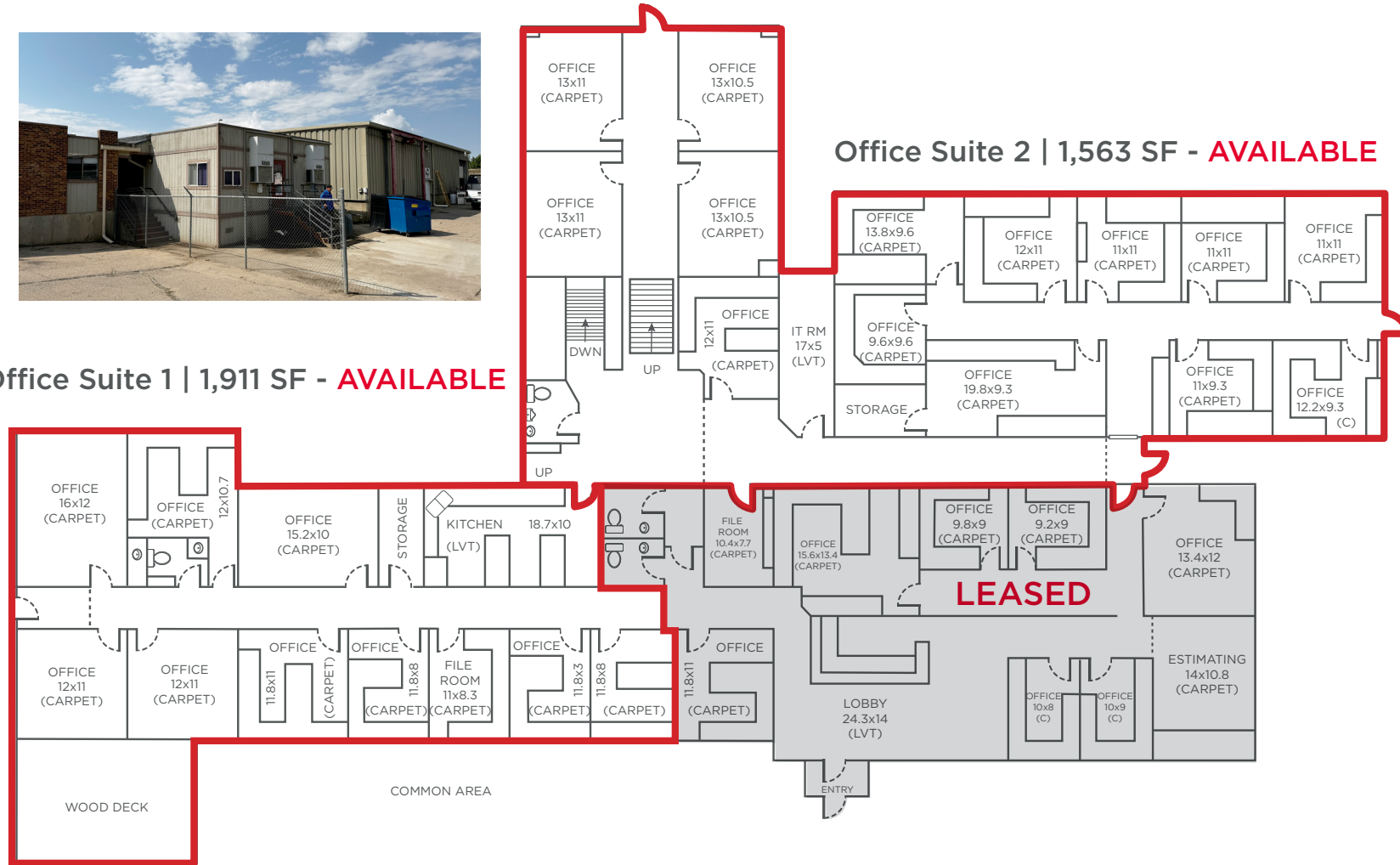
# // OFFICE BUILDING LEASE RATE: \$12.00/SF GROSS

Office Suite 3 | 1,039 SF - **AVAILABLE**



Office Suite 1 | 1,911 SF - **AVAILABLE**

Office Suite 2 | 1,563 SF - **AVAILABLE**



## SUITE 1

- \$1,911/MONTH
- NINE (9) PRIVATE OFFICES
- WOOD DECK

## SUITE 2

- \$1,563/MONTH
- NINE (9) PRIVATE OFFICES
- STORAGE

## SUITE 3

- \$1,039/MONTH
- FIVE (5) PRIVATE OFFICES
- ONE(1) RESTROOM

## BASEMENT

- \$2,423/MONTH
- 2,423 SF
- FIVE (5) PRIVATE OFFICES
- TWO (2) CONFERENCE ROOMS

# // OFFICE BUILDING PHOTOS





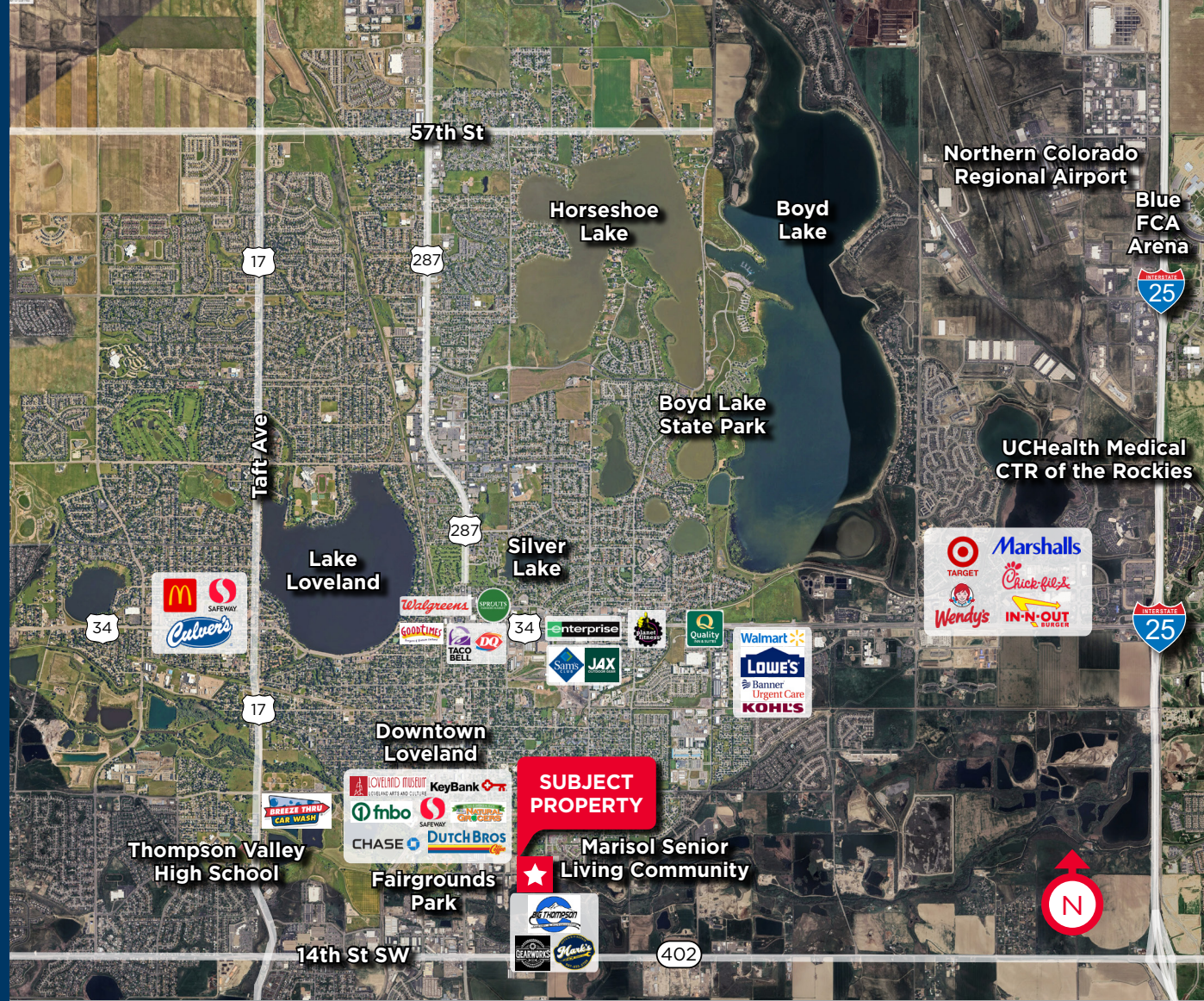


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# // NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

2024 Total Loveland Population  
**78,526**

2024 Total Loveland (SUC01-99) Businesses  
**3,784**

2024 Average Household Income  
**\$107,749**

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