

# FOR SALE

2881 N. Monroe Avenue  
Loveland, CO

# STANDALONE OFFICE BUILDING

PROPERTY TYPE  
**OFFICE**

AVAILABLE  
**5,140 SF**

PRICE  
**\$825,000**

**PRICE  
REDUCTION**



## FEATURES:

- Central Loveland location
- Good visibility along Monroe Avenue
- Upper level has reception, waiting area, 11 offices, kitchenette, 2 bathrooms and open workspace
- All offices have exterior windows
- Lower level has reception, 3 offices, 2 bathrooms and 2 large open work areas.
- Easily divided into 4 suites
- Close to many amenities including restaurants, coffee, retail, medical and supermarket

## REALTEC

COMMERCIAL REAL ESTATE SERVICES

**Bruce Campbell**

970.231.6824,  
bruce@realtec.com



**Cliff Johnson**

Broker Associate  
970.566.9716  
Johnson.Cliff1@gmail.com

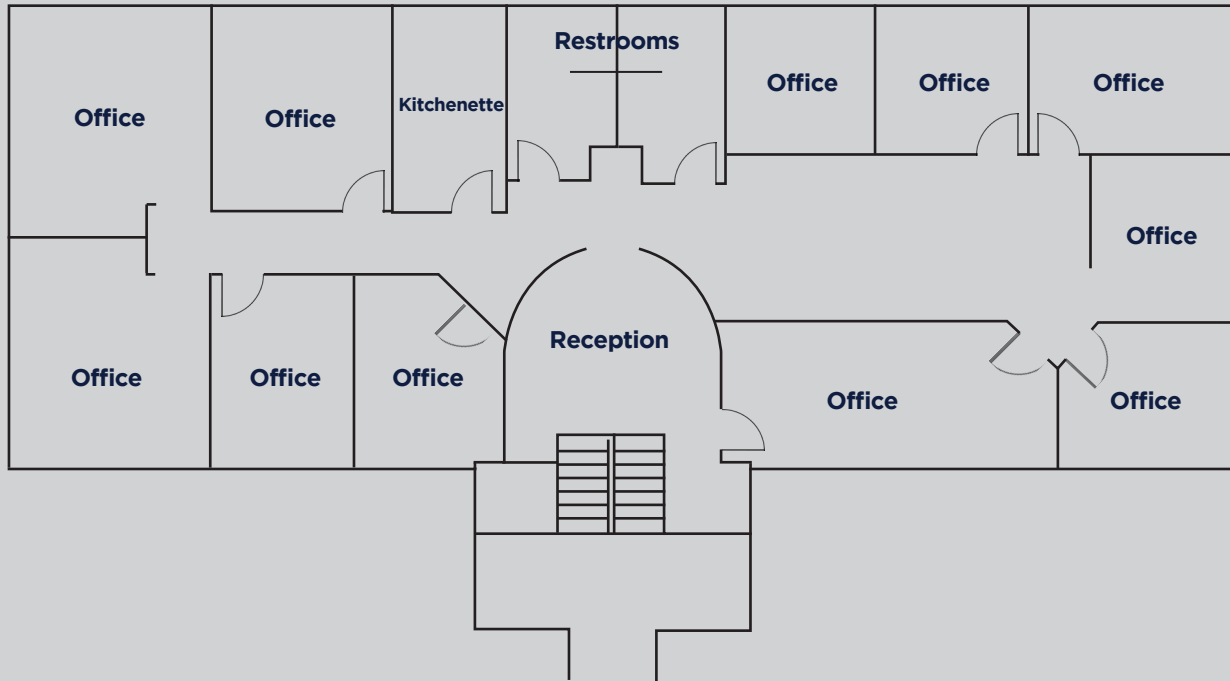
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**FOR SALE**

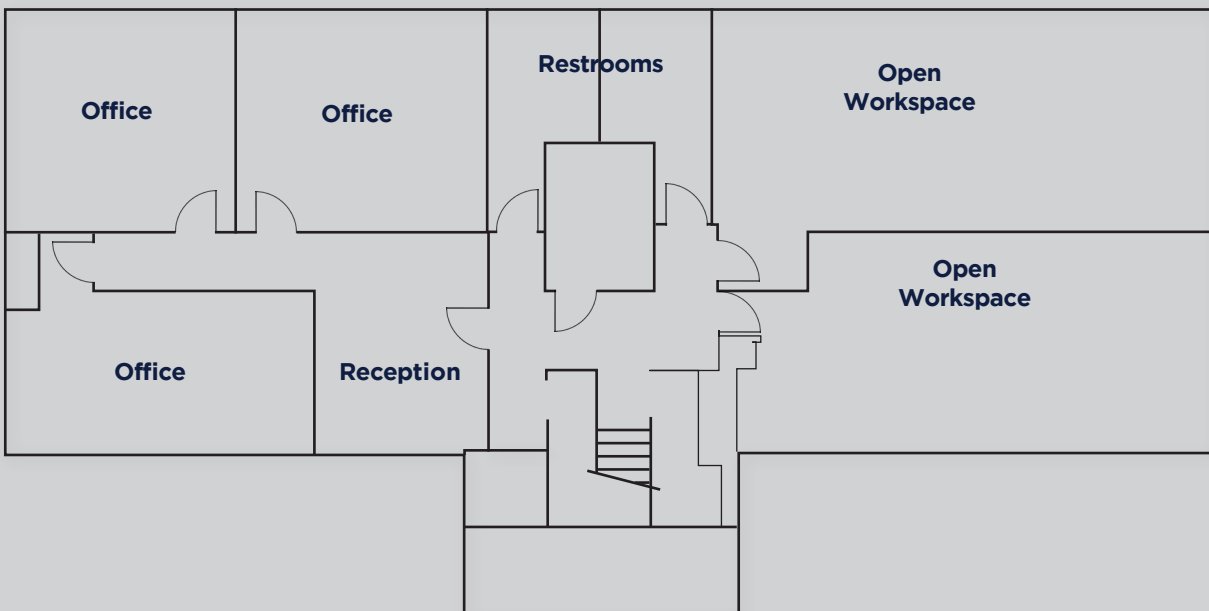
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# FLOOR PLANS

## UPPER LEVEL



## LOWER LEVEL



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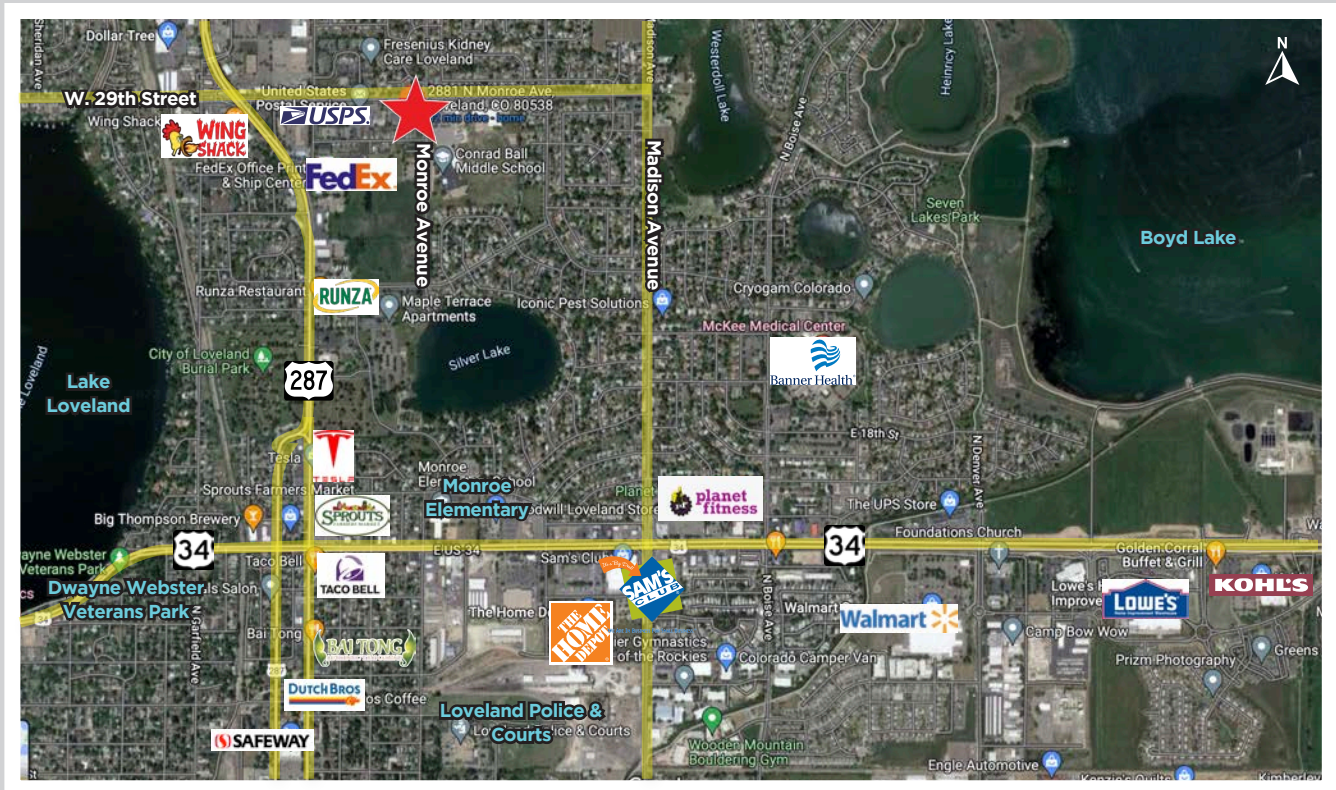




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## LOCATION DETAILS



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## ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

### ACCOLADES

**2020 Governor’s Award for Downtown Excellence**

**Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015**

**Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016**

**Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016**

**Best Places to Live in the West (Loveland) - Sunset Magazine, 2014**

**Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets”**

**- Realtor.com, 2017**

PROPERTY DEMOGRAPHICS	1 MILE	3 MILES
<b>Population</b>	10,411	69,270
<b>Households</b>	4,178	28,420
<b>Median Age</b>	38.5	39.2
<b>Median HH Income</b>	\$67,749	\$72,094
<b>Daytime Employees</b>	4,945	25,329
<b>Population Growth ‘22-’27</b>	8.67%	9.85%
<b>Household Growth ‘22-’27</b>	8.86%	10.18%

#### Fort Collins

712 Whalers Way, Bldg. B, Suite  
300 Fort Collins, CO 80525  
970-229-9900

#### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970-593-9900

#### Greeley

1711 61st Ave, Suite 104  
Greeley, CO 80634  
970-346-9900

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