

FOR LEASE

1907 N Boise Ave

Loveland, CO



Medical office condo in Loveland

\$21.00/SF

LEASE RATE

\$13.90/SF

NNN RATE

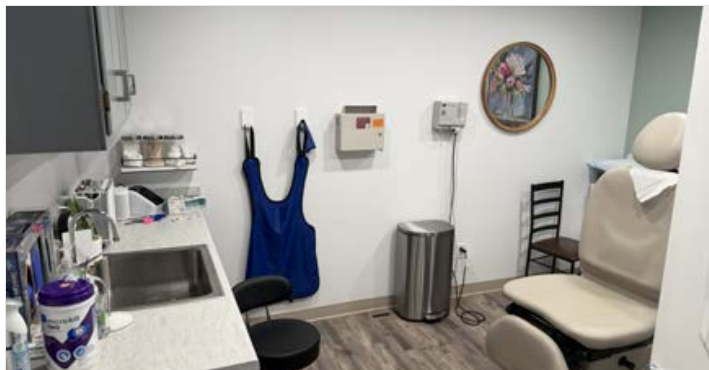
\$2,975/mo

EST. GROSS MONTHLY
RENT

1,023 SF

SPACE AVAILABLE

A closer look



FLOOR PLAN



PROPERTY DETAILS

The particulars

CONSTRUCTION

Total building size	8,531 SF
Unit # 3	1,023 SF
Office build-out	Medical office
Structure	Wood frame
Heat type	Forced air
Air conditioning	Yes
Parcel #	8507333003

BUILDING AMENITIES

Monument signage	Yes
Building signage	Directory signage
Break room(s)	Yes
Kitchenette	Yes
Parking ratio	Shared adjacent parking

UTILITY PROVIDERS

Electric	City of Loveland
Gas	Xcel Energy
Water & sewer	City of Loveland
Trash	Included in HOA
Internet	Loveland Pulse

DEMOGRAPHICS & TRAFFIC

Median household income
\$76,530 (3-mi radius)*

Traffic count
12,231 approx VPD on N Boise Ave & 19th*

*Source: CoStar 2026

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

[View on Google Maps](#)

