

# 5250 Hahns Peak Drive

For  
Lease



## Available Space

5250 Hahns Peak Drive  
3,467 SF

## Location

5250 Hahns Peak Drive, Suite 140  
Loveland, CO 80538

## Lease Rate

\$18.50 SF NNN

## Occupancy Date

April 2008

## Parking

4/1,000

## Features

5250 Hahns Peak Drive, located in the heart of Northern Colorado at Centerra, is 32,194 square foot office building constructed in 1999 and occupied by Kroll Factual Data, New Horizon's Computer Learning Center, and Kroll Government Services.

The building is in a campus setting with two additional properties with similar floor plans within walking distance. The property provides its occupants with excellent views of the mountains, highly landscaped courtyards, and is within one mile of over 25 restaurants, shopping, hotels, and Medical Center of the Rockies.

## Contact

**Tom Hall**  
970.278.4444  
tomh@mcwhinney.com



A master-planned community from McWhinney



[www.mcwhinney.com](http://www.mcwhinney.com)

2725 Rocky Mountain Avenue, Suite 200  
Loveland, CO 80538  
970.962.9990

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## Businesses Located At Centerra Have A Unique Competitive Advantage

Located at the heart of a highly educated population of over 543,000 residents within 20 miles, Centerra is the premier business address in Northern Colorado.

The real estate team at McWhinney offers a wide range of office products, including Class A Office, Medical Office, Flex Office, Light Industrial, and Office Condominiums. Centerra's mixed-use design provides easy access to rich business amenities, such as restaurants, hotels, trails, parks, and pedestrian-friendly roads. The spectacular views of the Northern Front Range are free!



## Demographics

25-Mile Radius      50-Mile Radius

2007 Est. Population	579,129	2,060,709
2012 Projection	638,310	2,175,726
2007 Est. Avg. Household Income	\$70,962	\$69,452
1990-2000 Population Growth Rate	35.3%	26.6%

Source: Metrostudy March, 2007



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