

North Medical Office Building at Medical Center of The Rockies

For
Lease



Available Space

Medical Office Building
Up to 40,000 RSF

Location

Medical Center of The Rockies
2500 Rocky Mountain Avenue
Loveland, Colorado 80538

Occupancy Date

Available January 2009

Lease Rate

\$21.95/RSF NNN

Tenant Improvement Allowance

\$45.00/RSF

Features

This 80,150 square foot Class A Medical Office Building features a direct connection to the Medical Center of The Rockies and 4.5 per 1,000 RSF parking. Surrounded by complementary practices and specialties, medical professionals located at the MOB at MCR share in a synergy and competitive advantage that is unmatched in the marketplace. This proximity to the hospital provides the best in patient care and convenience as MCR offers ER services, state-of-the-art equipment, labs, cafeteria and other campus amenities. Ownership opportunities available.

Contact

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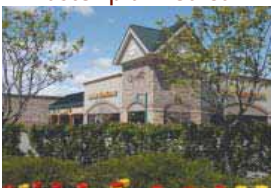
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A master-planned community from McWhinney



www.mcwhinney.com

2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538
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Businesses Located At Centerra Have A Unique Competitive Advantage

Located at the heart of a highly educated population of over 579,000 residents within 25 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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