

# Precision Drive Business Park

Space Available



## Available Space

Flex Two - Up to 15,687 SF



## Location

3755 Precision Drive  
Loveland, CO 80538

## Lease Rate

\$12.50 - 13.50/RSF NNN

## Tenant Improvement Allowance

\$25.00/RSF NNN

## Features

Office Flex Condominuims available in this 31,374 square foot Flex Office building, with immediate access to I-25, is now available. Flexible floor plans, interior finish options and 12' x 16' overhead doors ensure this building can meet a wide variety of office, laboratory and warehouse needs. Current availability includes up to 11,557 contiguous square feet. Landlord can provide turnkey suites on leases or sales. Precision Drive Business Park boasts Loveland's newest health club and immediate access to the High Plains Environmental Center with miles of walking and bicycle trails.

## Contact

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A master-planned community from McWhinney



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

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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!

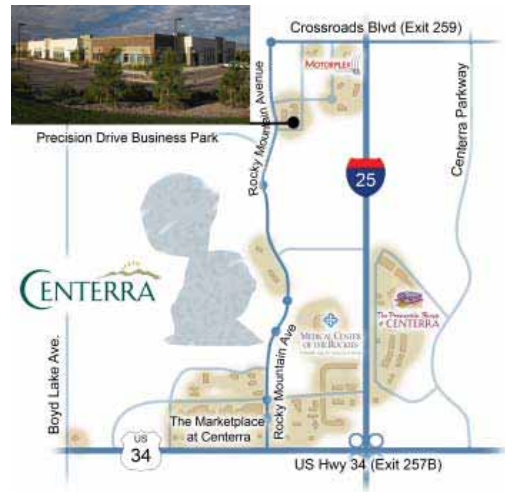


## Demographics

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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