

FOR LEASE

HAHNS PEAK TWO

1880

FALL RIVER DRIVE

Loveland, CO 80538



PROPERTY FEATURES

Second of a Class A two-building campus offering 106,000 square feet. Large floorplates, extremely competitive lease rates, 4.5/1,000 parking, immediate access to I-25 and US Highway 34 along with all the amenities Centerra has to offer. Property has an onsite EV charging station, redundant electrical service from two substations, and fiber optic infrastructure. Top value in Northern Colorado for office space!



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CBRE


McWHINNEY

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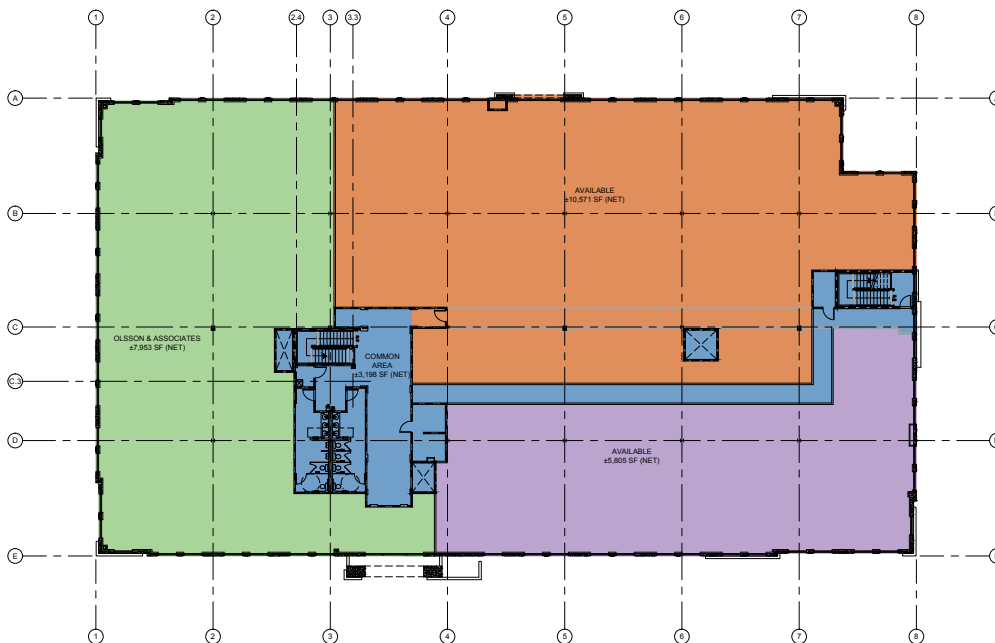


PROPERTY AVAILABILITY

AVAILABLE	45,065 RSF
MIN. DIVISIBLE	5,000 RSF
LEASE RATE	\$18.50 NNN
NNN EST.	\$8.83/SF *excludes janitorial and utilities



PROPERTY FLOOR PLAN - 2ND FLOOR



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FOR LEASE OFFICE PARK



CENTERRA OFFICE

BUSINESSES LOCATED AT CENTERRA HAVE A UNIQUE COMPETITIVE ADVANTAGE

Located at the heart of a highly educated population of over 500,000 residents within 20 miles, Centerra is the premier business address in Northern Colorado.

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!



25-Mile Radius 50-Mile Radius



2016 Demographics	25 mi.	50 mi.
2016 Est. Population	675,340	2,429,927
2021 Population 5 Yr. Projection	743,521	2,655,261
2016 Avg. Household Income	\$81,533	\$82,089
2016-2021 Annual Population Growth Rate	1.94%	1.79%

*Source: 2017-ESRI



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FOR LEASE OFFICE PARK



CENTERRA ADVANTAGE

LOCATION AND EASY ACCESSIBILITY

- + Centerra is located at the epicenter of growth in northern Colorado, specifically at the intersection of Intersection of I-25 and Highway 34. Approximately 150,000 vehicles travel through this intersection every day.
- + As the only community located at I-25 and Highway 34, visibility of your business and accessibility for your employees is a key Centerra advantage. Conveniently accessible to Fort Collins (20 min.), Greeley (20 min.), Denver (45 min.), and Cheyenne (50 min.).

AREA AMENITIES

- + Centerra is a stop on the City of Loveland's COLT bus public transportation system.
- + Convenient access to over 25 restaurants, 3 hotels, 4 banks, and 1.5 million square feet of retail.
- + Walk-ability and bike-ability from the office campus setting to restaurants, trails, and shopping.
- + Nearby affordable housing, daycare, coffee shop, doctors, dentists, salons, and spas.
- + Ample parking and bike racks.
- + Miramont Lifestyle Center at Centerra is within minutes by bike or car; special health club memberships available for Centerra office employees.
- + Electric vehicle charging stations on campus.



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