

The Medical Office Building at Medical Center of The Rockies

For
Lease



Available Space

Medical Office Building
Up to 5,433 RSF

Location

Medical Center of The Rockies,
Loveland, Colorado 80538

Occupancy Date

Available Now

Lease Rate

\$21.55/SF NNN

Tenant Improvement Allowance

\$44.50/SF

Features

This 80,150 square foot Class A Medical Office Building features a two-story direct connection to Medical Center of The Rockies, and five per 1,000 RSF parking. Medical professionals located at the MOB at MCR will enjoy a unique competitive advantage in the marketplace. The direct connection to the hospital provides a convenience not found elsewhere in the region. Ownership opportunities available.

Contact

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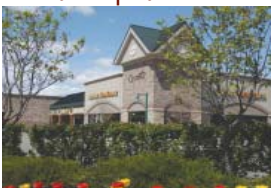
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A master-planned community from McWhinney



www.mcwhinney.com

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

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The Medical Office Building at Medical Center of The Rockies

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Available Space

Medical Office Building
Up to 8,000 RSF

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

2006 Population	567,181	2,029,083
2011 Projection	628,659	2,146,252
2005 Average Household Income	\$72,157	\$70,162
1990-2000 Population Growth Rate	35.3%	26.6%

Source: Metrostudy March, 2007



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