

Medical Space Available at South Medical Office Building at MCR

For
Lease



Available Space

Medical Office Space
Up to 10,475 RSF

Location

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

Occupancy Date

AVAILABLE NOW

Lease Rate

\$24.25/RSF NNN

Tenant Improvement Allowance

Negotiable

Features

This 10,475 RSF, former imaging center suite, has a private entrance that allows easy patient access and tenant signage that provides maximum identity. It is located within the South Medical Office Building at Medical Center of the Rockies. Surrounded by complimentary practices and specialties, medical professionals located in this Class A Medical Office Building 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. This suite is divisible to 5,000 square feet.

Contact

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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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Price, terms, and information are subject to change. 1/26/09



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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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