

Foxtrail Office Park

Office Condominiums

Space
Available



Available Space

Foxtrail Office Park
1,500-12,438 square feet

Location

1605-1645 Foxtrail Drive
Loveland, CO 80538

Unit Prices

\$185.00/RSF Core and Shell

Lease Rate

\$18.50-19.95/RSF NNN

Tenant Improvement Allowance

\$40.00/RSF

Occupancy Date

Available Now

Features

Come tour the highest quality office condo project in Northern Colorado. Four building Class A Campus with immediate access to US 34 and Interstate 25. Mountain views, 4 per 1000 parking, over a dozen restaurants within one mile, access to miles of waterfront walking trails.

Contact

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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

* Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms, and information are subject to change. 02/03/2009



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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



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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