

Precision Business Park

For
Lease



Available Space

Flex One - Up to 9,112 RSF



Location

3855 Precision Drive
Loveland, CO 80538

Lease Rate

\$11.50 - 12.50/RSF NNN

Tenant Improvement Allowance

Negotiable

Features

Office Flex Condominiums 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. Landlord can provide turnkey suites on leases or sales. Precision Business Park boasts Loveland's newest health club and convenient access to retail, restaurants, and miles of walking/bicycle trails.

Contact

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A McWhinney Master-Planned Community



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. 4/27/11



McWHINNEY

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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.

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

2010 Est. Population	611,906	2,148,518
2015 Projection	681,775	2,354,245
2010 Est. Avg. Household Income	\$77,595	\$74,851
1990-2000 Population Growth Rate	35.4%	27.7%

Source: Applied Geographic Solutions, 2010



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