

Rangeview Three
Lakefront Class A Office

Space Available



Lease Rate: \$18.50-19.95/RSF NNN

TI Allowance: \$40.00/RSF

Available: Up to 36,739 RSF

For More Information 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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Features

Northern Colorado's newest Class A office building is the third in a four-building contemporary campus comprising a total of 200,000 SF. This Silver LEED lakefront office building offers spectacular mountain and lake views, immediate access to I-25, miles of trails and parks, as well as all the amenities that come with a location at the heart of the finest master-planned community in Northern Colorado.

Campus Award Recognition

2006 BOMA Office Building of the year
2002 NAIOP Office Development of the Year

Sustainability

This Silver LEED certification helps sustain the beauty and ecological balance of the surrounding natural environment by delivering energy-efficient construction solutions. Cost savings are achieved by a 20% reduction in indoor water use, a 50% reduction in outdoor water use, by maximizing daylighting in more than 75% of the building, and by using low-E windows and high-efficiency heating and cooling systems.

Employee health is emphasized by using low VOC (volatile organic compounds) building materials such as adhesives, sealants, paints, carpet, and composite wood. Indoor and outdoor air quality monitoring systems also help to increase productivity through adequate ventilation and appropriate temperature and humidity controls.

The combination of these LEED certified efforts help tenants reduce operating costs and promote human and environmental wellness while providing you the best value in office space in Northern Colorado.

Lease Rate

\$18.50-19.95/RSF NNN

Tenant Improvement Allowance

\$40.00/RSF

Building Size

58,111 Square Feet

Number of Stories

4

Lot Size

3.55 Acres

Office Class

A

Available

1,500 to 36,739 RSF

Year of Construction

2008

Parking

4 spaces per 1,000 square feet

Uses

Perfect for professional services, finance, real estate, insurance, law firms, and technology.

Location

2915 Rocky Mountain Avenue
(I-25 & US 34)
Loveland, CO 80538

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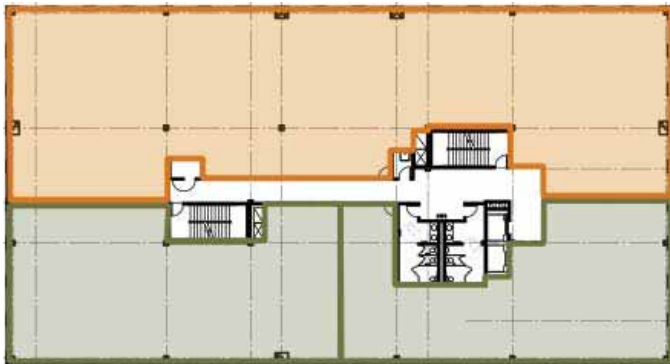
Floor 1

Two entry points provide immediate access to 4 miles of walking trails along with the convenience of first-floor shower and locker rooms.



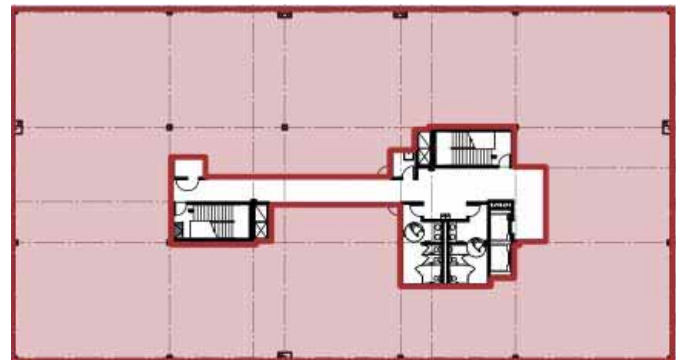
Floor 2

Experience the restorative effect of breath-taking mountain and lake views in office suites that offer flexible floor plans.



Floor 3

These mid-size suites offer additional room and capture the same great views of the beautiful North Front Range.



Floor 4

The full 15,000 SF floor is available and outfitted with executive-style balconies that overlook the scenic Rocky Mountains and the booming I-25 corridor.



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Available Space

1,500-36,739 square feet

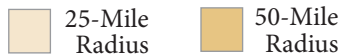
Businesses Located At Centerra Have A Unique Competitive Advantage

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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