

Hahns Peak One

Space Available



Available Space

Hahns Peak One
4,151 RSF

Location

4850 Hahns Peak Drive
Loveland, CO 80538

Lease Rate

\$15.00/RSF NNN

Tenant Improvement Allowance

\$15.00/RSF

Occupancy Date

Available Now

Features

First of a Class A two-building campus offering 106,000 square feet. Extremely competitive lease rates, 4/1000 parking, immediate access to I-25 and US Hwy 34 along with all the amenities Centerra has to offer. On-site property management, redundant electrical service from two substations and fiber optic infrastructure. Top value in Northern Colorado for office space!

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

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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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