

Hahns Peak One

Space Available



Available Space

Hahns Peak One
Up to 23,043 RSF in Building One
53,250 RSF in Building Two



Location

4850 Hahns Peak Drive
Loveland, CO 80538

Lease Rate

\$15.00-16.50/RSF NNN

Tenant Improvement Allowance

\$30.00/RSF

Occupancy Date

Available Now

Features

First of a Class A two-building campus offering 106,000 square feet. Large floorplates, 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, fiber optic infrastructure in place. Top value in Northern Colorado for office space!

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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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

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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