



4,306-4,818 SF AVAILABLE FOR LEASE

# RANGEVIEW ONE

2725 ROCKY MOUNTAIN AVENUE, LOVELAND, CO 80538



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## PROPERTY HIGHLIGHTS

Rangeview One is a 50,807 square foot Class A office building within the Centerra Master-Planned Community at I-25 and Highway 34. The Rangeview Campus features ample parking, excellent lakefront and mountain views, and access to the adjacent shoreline trail system. It offers premier office spaces that are ideal for general or medical uses. The property is less than one mile from an abundance of restaurants and amenities including In-N-Out Burger, Chick-fil-A, Starbucks, Old Chicago Pizza + Taproom, and many more.



Class A Office



Excellent Views



Convenient Access to I-25



Surrounded by Countless Restaurants and Amenities



Within the Centerra Master-Planned Community

## PROPERTY FEATURES

Building Size: 50,807 SF

Available Size: Suite 150: 4,818 SF  
Suite 450: 4,306 SF

Year Built: 2001

Stories: 4

Parking: 4/1,000 SF

Lease Rate: \$22.00/SF NNN

NNN (2024): \$15.91/SF



# RANGEVIEW ONE

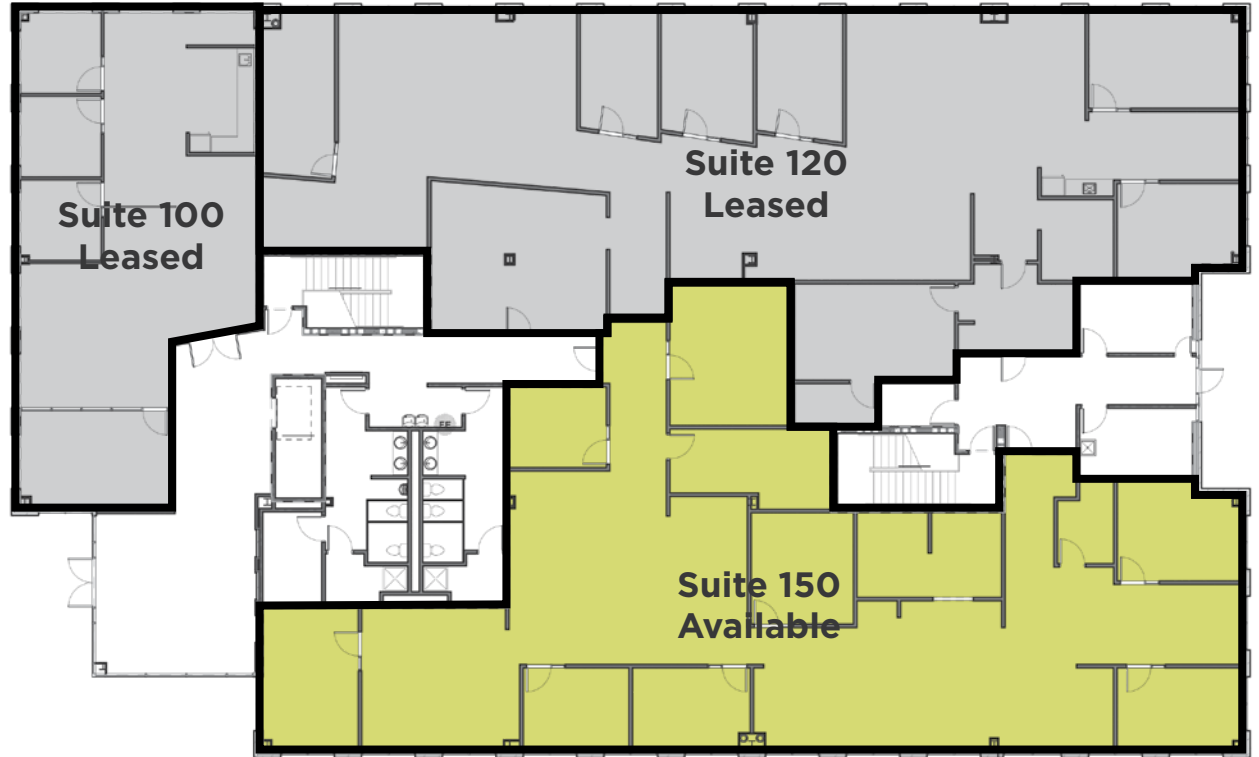
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## FIRST FLOOR PLAN

### SUITE 150

4,818 SF AVAILABLE

LEASE RATE: \$22.00/SF NNN



# RANGEVIEW ONE

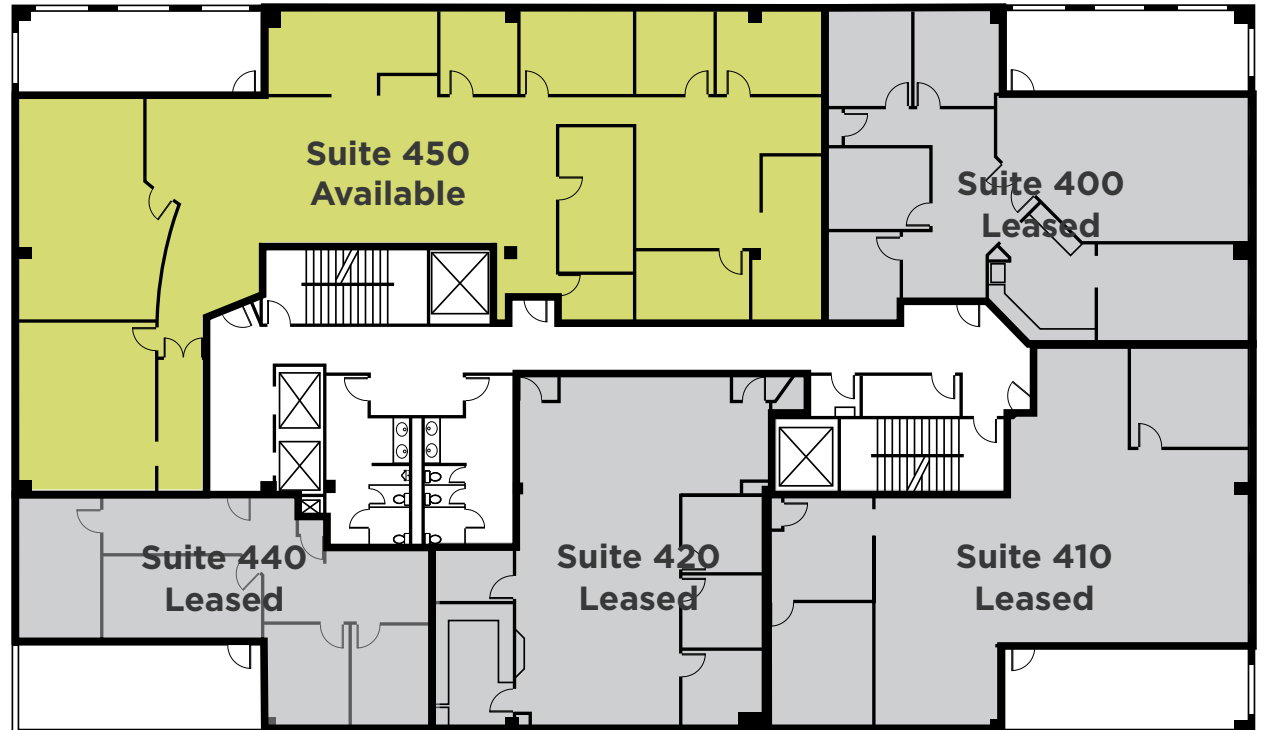
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## FOURTH FLOOR PLAN

### SUITE 450

4,306 SF AVAILABLE

LEASE RATE: \$22.00/SF NNN



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## Much is here. Much more is coming.

At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with local flavors. Not just a hub for Northern Colorado. But a heart.

## At the intersection of everything.

In the search for a great office location, it's typical to be faced with a tradeoff. Places that have room to grow are usually places that have nothing but room to grow—no nearby dining or shopping or entertainment. In other words, nothing that helps attract and retain talent. And well-established places with great restaurants and such usually don't offer space for expansion.

Then there's Centerra. Where a central location and a vibrant community are woven together with new homes, trails, parks, and natural lakes. And where you'll find just the right space—small, medium or campus-size—for your growing business.

Source: <https://www.centerra.com/commercial/>



Photos sourced from: [centerra.com](http://centerra.com)



150+ Companies



3,000+ Homes Today



2 Lakes, 10+ miles of trails (and growing), almost 300 acres of open space



26 Acre sculpture park and outdoor performance venue



**Marketplace at Centerra**

ROSS DRESS FOR LESS | TARGET | Marshalls

IN-N-OUT BURGER | JOANN | AMERICA'S BEST CONTACTS & EYEGLASSES

OLD NAVY | PETSMART | SPORTSMAN'S WAREHOUSE

Chick-fil-A | Starbucks | OLD CHICAGO PIZZA + TAPROOM

GoPro The Promenade Shops at CENTERRA

BARNES & NOBLE

macy's

DICK'S SPORTING GOODS | BEST BUY

MetroLux

Walmart Distribution Center

THE LAKES CENTERRA

**SUBJECT PROPERTY**

uhealth

LY LOVELAND YARDS

RAILWAY PLAZA

**KINSTON CENTERRA**

To Estes Park Eisenhower Boulevard

34

43,997 VPD

sam's club

THE HOME DEPOT

Walmart Supercenter

KOHL'S

LOWE'S

Ford

Loveland Sports Park

County Road 20E

SCHEELS | verizon wireless | Starbucks | at&t

Bank of Colorado | Kaiser Permanente | Burlington | Comfort Suites

Firestone | BONEFISH GRILL | LAZY DOG BAR & GRILL

**DEMOGRAPHICS**

CoStar, 2024

|                        | 3 Mile    | 5 Mile    | 10 Mile   |
|------------------------|-----------|-----------|-----------|
| 2023 Population (Pop.) | 23,726    | 69,207    | 276,949   |
| 2028 Pop. Projection   | 25,461    | 72,658    | 290,138   |
| 2023 Households (HH)   | 9,922     | 28,237    | 108,732   |
| Avg. HH Income         | \$115,507 | \$106,123 | \$109,866 |

25

85,224 VPD

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