



16,106-32,211 SF AVAILABLE FOR SALE OR LEASE

# 5100 HAHNS PEAK DR - FDC IV

LOVELAND, CO 80538



CUSHMAN &  
WAKEFIELD



McWHINNEY



# 5100 HAHNS PEAK DRIVE - FDC IV

Loveland, CO 80538

## PROPERTY HIGHLIGHTS

5100 Hahns Peak Drive is a 32,211 square foot office building within the Centerra Master-Planned Community at I-25 and Highway 34. Each floor is approximately 16,106 SF and could be demised further to meet a user's needs. The entire building is available for sale and there is the potential to split the building into condominiums. The building is within the FDC Office Campus which features brick veneer, timber accents, and landscaped courtyards. The office park offers multiple buildings that can accommodate a larger campus user, and it is walking distance from an abundance of restaurants and amenities including In-N-Out Burger, Chick-fil-A, Starbucks, Old Chicago Pizza + Taproom.



Landscaped Courtyards



Excellent Views



Convenient Access to I-25



Surrounded by Countless Restaurants and Amenities



Within the Centerra Master-Planned Community

## PROPERTY FEATURES

Building Size: 32,211 SF

Available Size: 16,106-32,211 SF

Year Built: 2005

Stories: 2

Parking: 4/1,000 SF

Sale Price: \$4,832,000 (\$150/SF)

Lease Rate: \$17.50-\$18.50/SF NNN

NNN (2024): \$14.95/SF

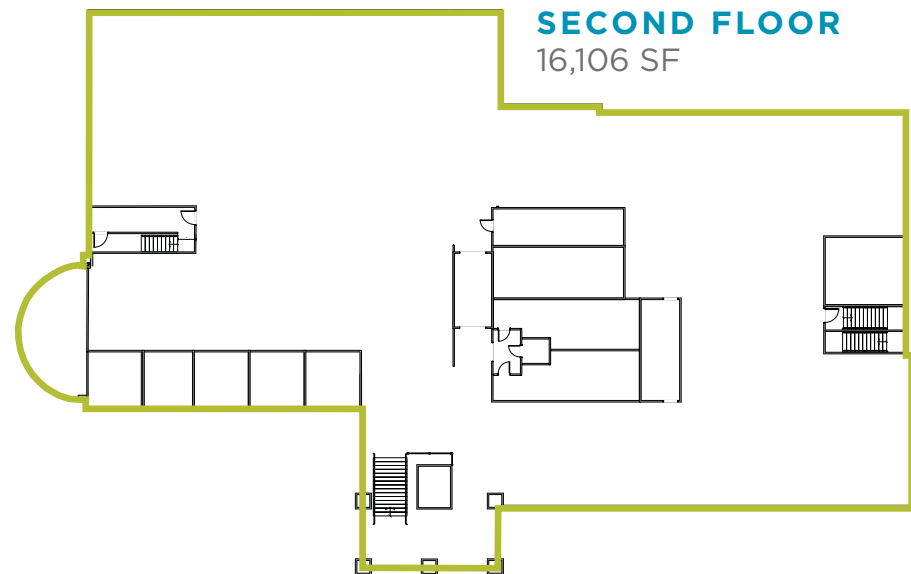
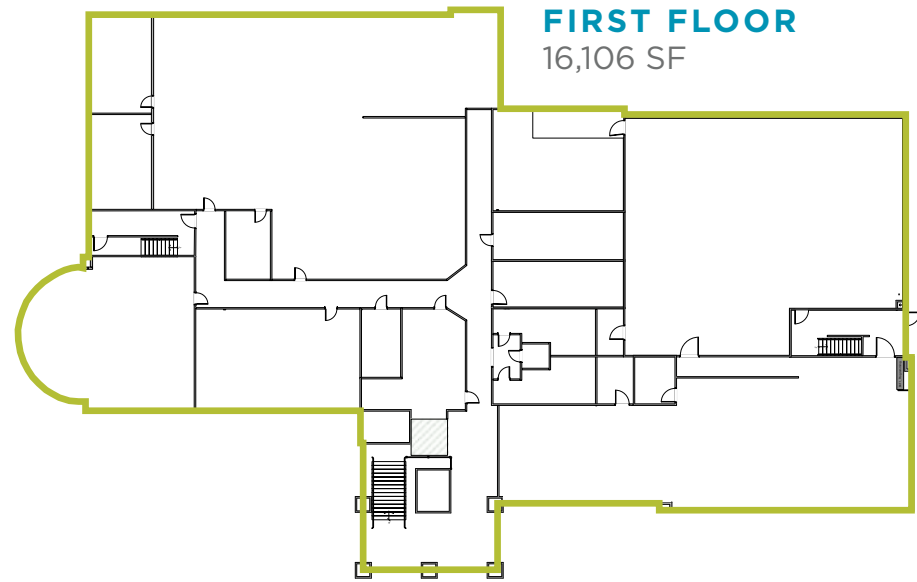
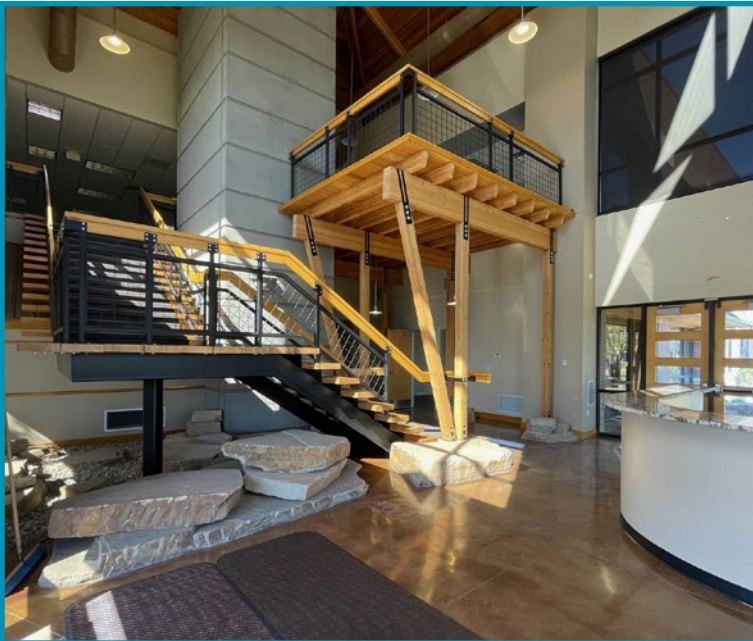


# 5100 HAHNS PEAK DRIVE - FDC IV

Loveland, CO 80538

## FLOOR PLANS

16,106-32,211 SF AVAILABLE  
LEASE RATE: \$17.50-\$18.50/SF NNN





# 5100 HAHNS PEAK DRIVE - FDC IV

Loveland, CO 80538



## Much is here. Much more is coming.

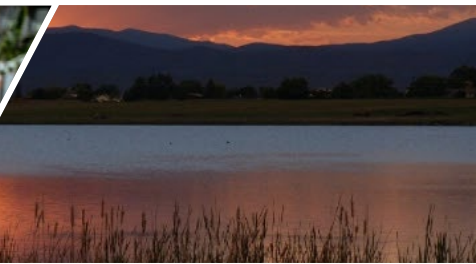
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with 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



# AMENITIES MAP

**Marketplace at Centerra**

**THE LAKES**  
CENTERRA

**Walmart** Distribution Center

The Promenade Shops at CENTERRA

BARNES & NOBLE

macy's

DICK'S SPORTING GOODS BEST BUY

MetroLux

**Walmart** Distribution Center

**SUBJECT PROPERTY**

**LY**  
LOVELAND YARDS

RAILWAY PLAZA

**KINSTON**  
CENTERRA



To Estes Park Eisenhower Boulevard



Boyd Lake Avenue  
5,710 VPD

43,997 VPD

sam's club

THE HOME DEPOT

Walmart Supercenter

LOWE'S

KOHL'S

Ford

Loveland Sports Park

County Road 20E



85,224 VPD

SCHEELS

verizon wireless

Starbucks

at&t

Bank of Colorado

KANSAS PERMANENTE

BONEFISH GRILL

Burlington

Comfort SUITES

Firestone

LAZY DOG BAR & GRILL

## DEMOGRAPHICS

CoStar, 2024

	3 Mile	5 Mile	10 Mile
2023 Population (Pop.)	25,082	70,265	259,976
2028 Pop. Projection	26,697	73,499	272,151
2023 Households (HH)	10,409	28,796	101,818
Avg. HH Income	\$110,743	\$103,690	\$111,177

## FOR MORE INFORMATION, CONTACT:

**COLE HERK, CCIM**  
Director  
+1 970 690 6005  
cole.herk@cushwake.com

**AKI PALMER**  
Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**COLE VANMEVEREN**  
Director  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 | Fort Collins, Colorado 80525  
main +1 970 776 3900 | [cushmanwakefield.com](http://cushmanwakefield.com)

**CUSHMAN & WAKEFIELD**

**McWHINNEY**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.