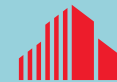


12,480-25,559 AVAILABLE FOR LEASE

4850 HAHNS PEAK DR - HP I

LOVELAND, CO 80538



CUSHMAN &
WAKEFIELD



McWHINNEY

4850 HAHNS PEAK DRIVE - HP I

Loveland, CO 80538

PROPERTY HIGHLIGHTS

4850 Hahns Peak Drive is a 52,420 square foot office building within the Centerra Master Planned Community at I-25 and Highway 34. Located in the Hahns Peak Office Campus, this property features Class A office spaces and fiber optic infrastructure. It is walking distance from an abundance of restaurants and amenities including In-N-Out Burger, Chick-fil-A, Starbucks, Old Chicago Pizza + Taproom, and more.



Class A Office



Fiber Optic Infrastructure



Convenient Access to I-25



Surrounded by Countless Restaurants and Amenities



Within the Centerra Master-Planned Community

PROPERTY FEATURES

Building Size: 52,420 SF

Available Size: 12,480-25,559 SF

Year Built: 2007

Stories: 2

Parking: 4/1,000 SF

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

NNN (2024): \$10.66/SF



4850 HAHNS PEAK DRIVE - HP I

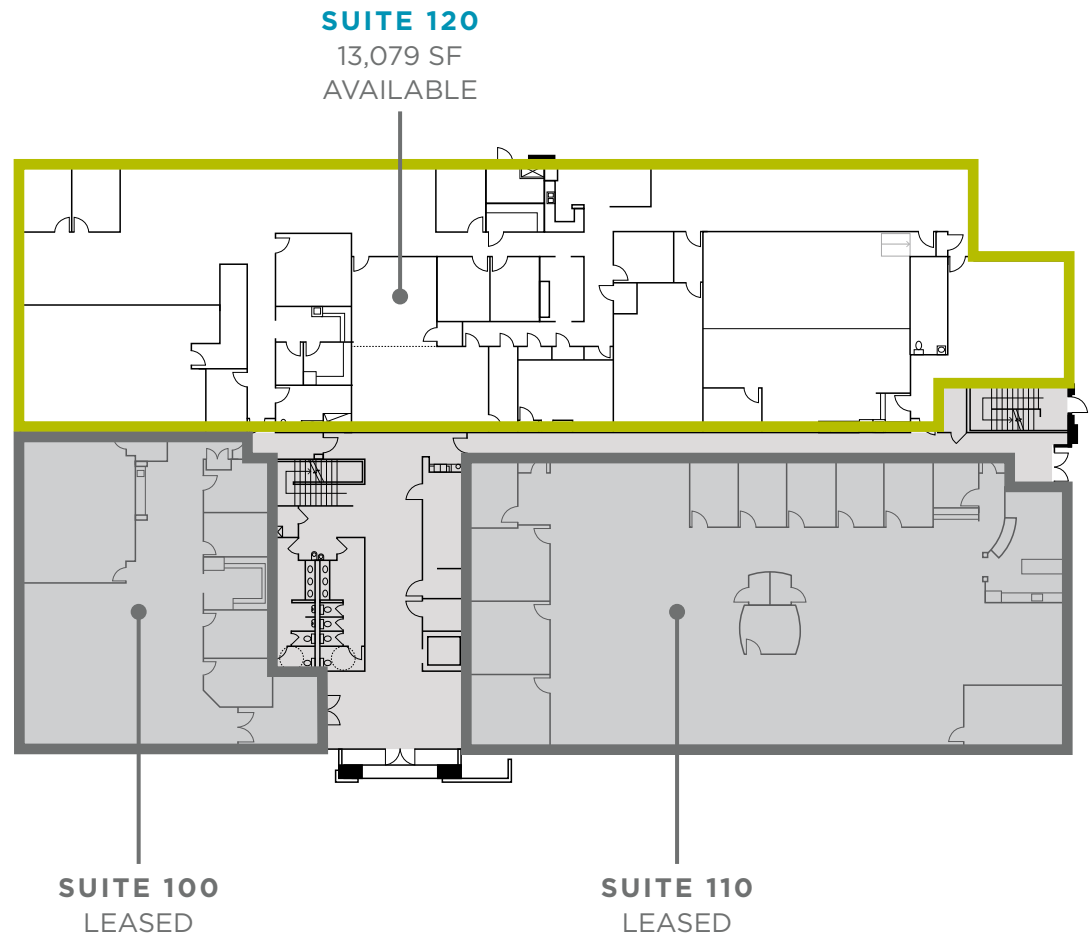
Loveland, CO 80538

FLOOR PLAN

FIRST FLOOR

13,079 SF AVAILABLE

LEASE RATE: \$17.50-\$18.50/SF NNN



4850 HAHNS PEAK DRIVE - HP I

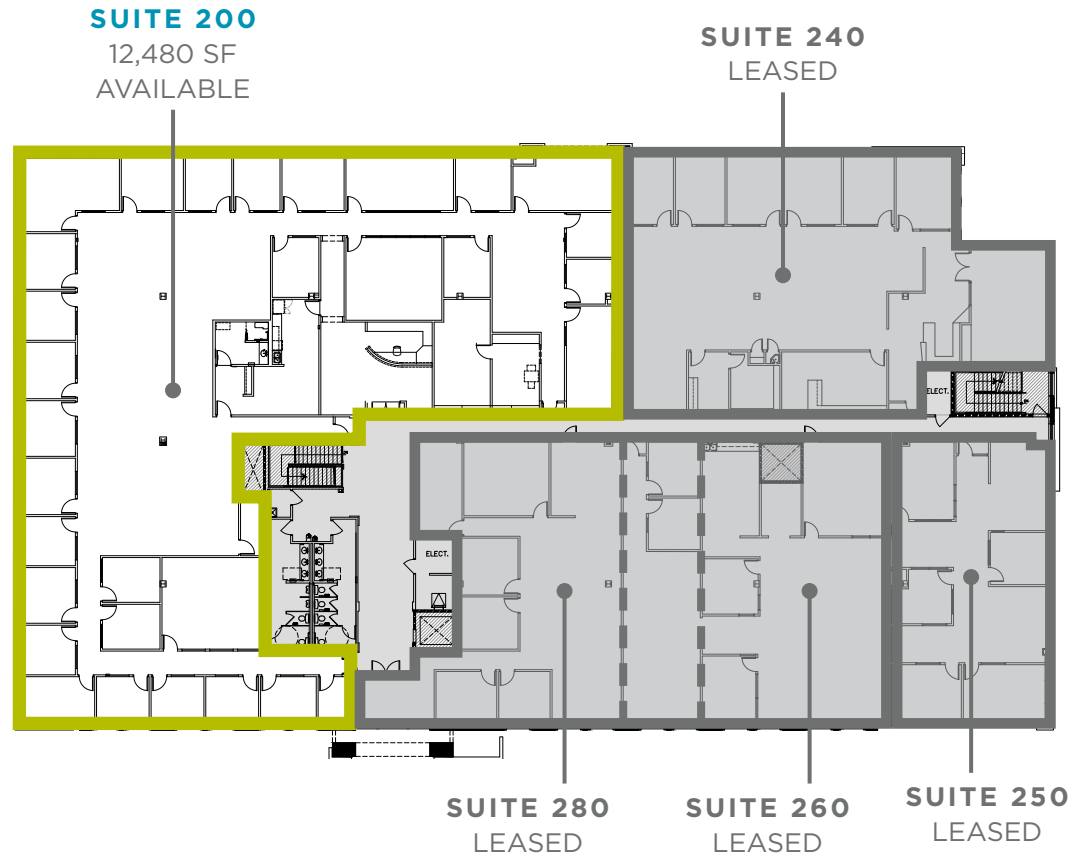
Loveland, CO 80538

FLOOR PLAN

SECOND FLOOR

12,480 SF AVAILABLE

LEASE RATE: \$17.50-\$18.50/SF NNN



4850 HAHNS PEAK DRIVE - HP I
Loveland, CO 80538



CENTERRA

Much is here. Much more is coming.

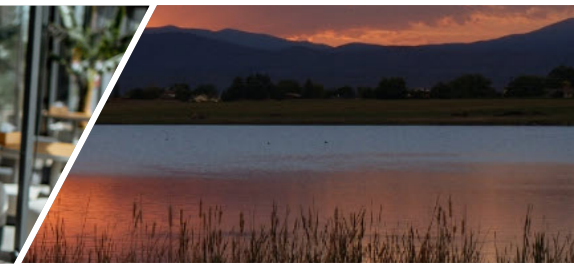
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



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

SUBJECT PROPERTY

Boyd Lake Avenue 5,710 VPD

34

43,997 VPD

85,224 VPD

KINSTON
CENTERRA

To Estes Park Eisenhower Boulevard

County Road 20E

DEMOGRAPHICS	CoStar, 2024		
	3 Mile	5 Mile	10 Mile
2023 Population (Pop.)	26,001	72,701	260,045
2028 Pop. Projection	27,606	75,948	272,063
2023 Households (HH)	10,749	29,758	101,926
Avg. HH Income	\$109,373	\$103,366	\$111,070

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