

8,258-10,112 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: 8,258-10,112 SF

Year Built: 2007

Stories: 2

Parking: 4/1,000 SF

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

NNN (2026): \$12.51/SF



4850 HAHNS PEAK DRIVE - HP I

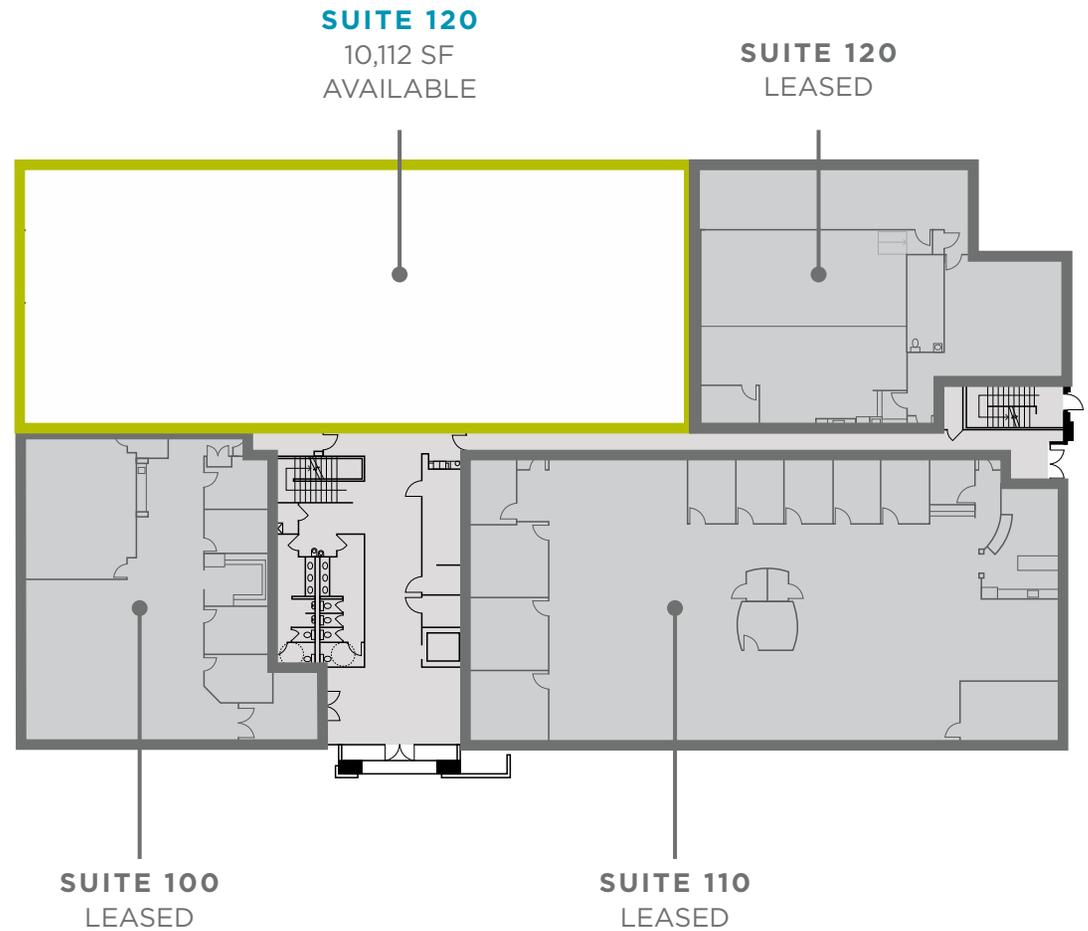
Loveland, CO 80538

FLOOR PLAN

FIRST FLOOR

10,112 SF AVAILABLE

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



4850 HAHNS PEAK DRIVE - HP I

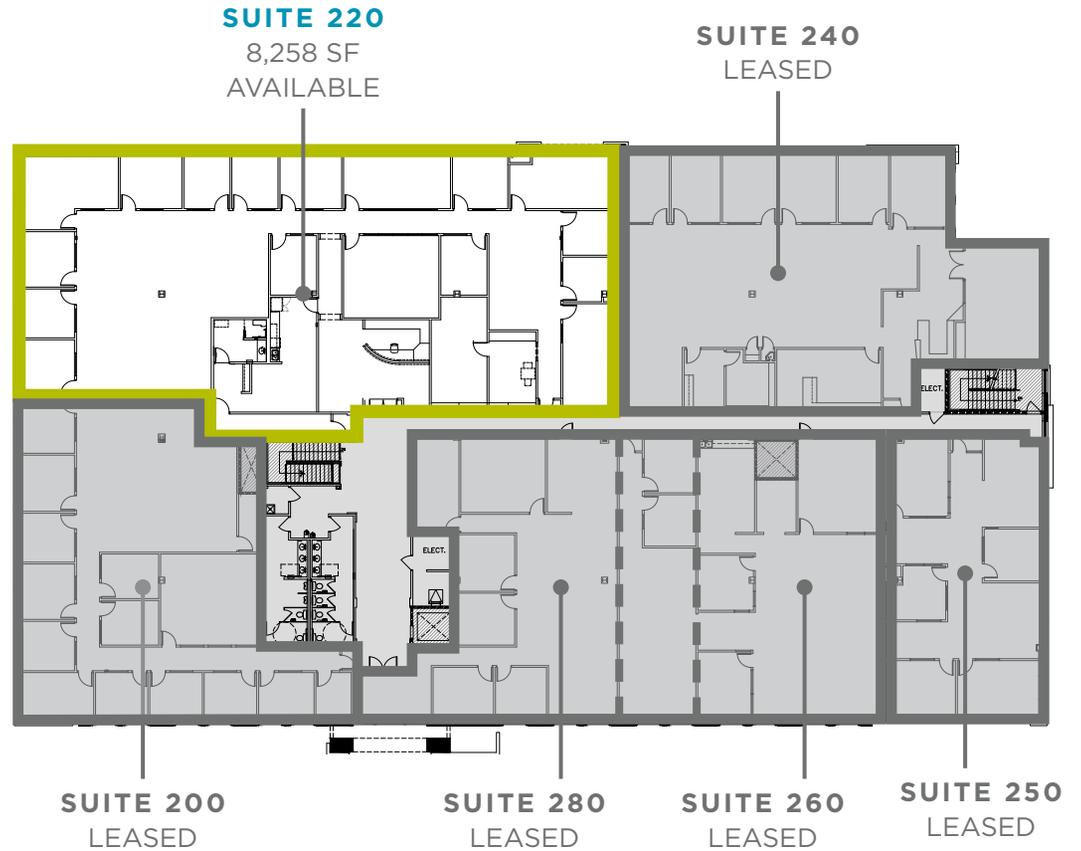
Loveland, CO 80538

FLOOR PLAN

SECOND FLOOR

8,258 SF AVAILABLE

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



4850 HAHNS PEAK DRIVE - HP I
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



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

Boyd Lake Avenue
5,710 VPD

SUBJECT PROPERTY

KINSTON CENTERRA



To Estes Park
Eisenhower Boulevard



43,997 VPD

Loveland Sports Park



85,224 VPD

DEMOGRAPHICS

CoStar, 2025

	1 Mile	5 Mile	10 Mile
2024 Population (Pop.)	4,971	75,255	266,154
2029 Pop. Projection	5,431	81,060	290,261
2024 Households (HH)	2,297	30,964	104,315
Avg. HH Income	\$123,091	\$111,965	\$117,752

FOR MORE INFORMATION, CONTACT:

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

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

COLE VANMEVEREN
Senior 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



©2025 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.