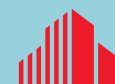


8,258-12,337 AVAILABLE FOR LEASE

**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: 8,258-12,337 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

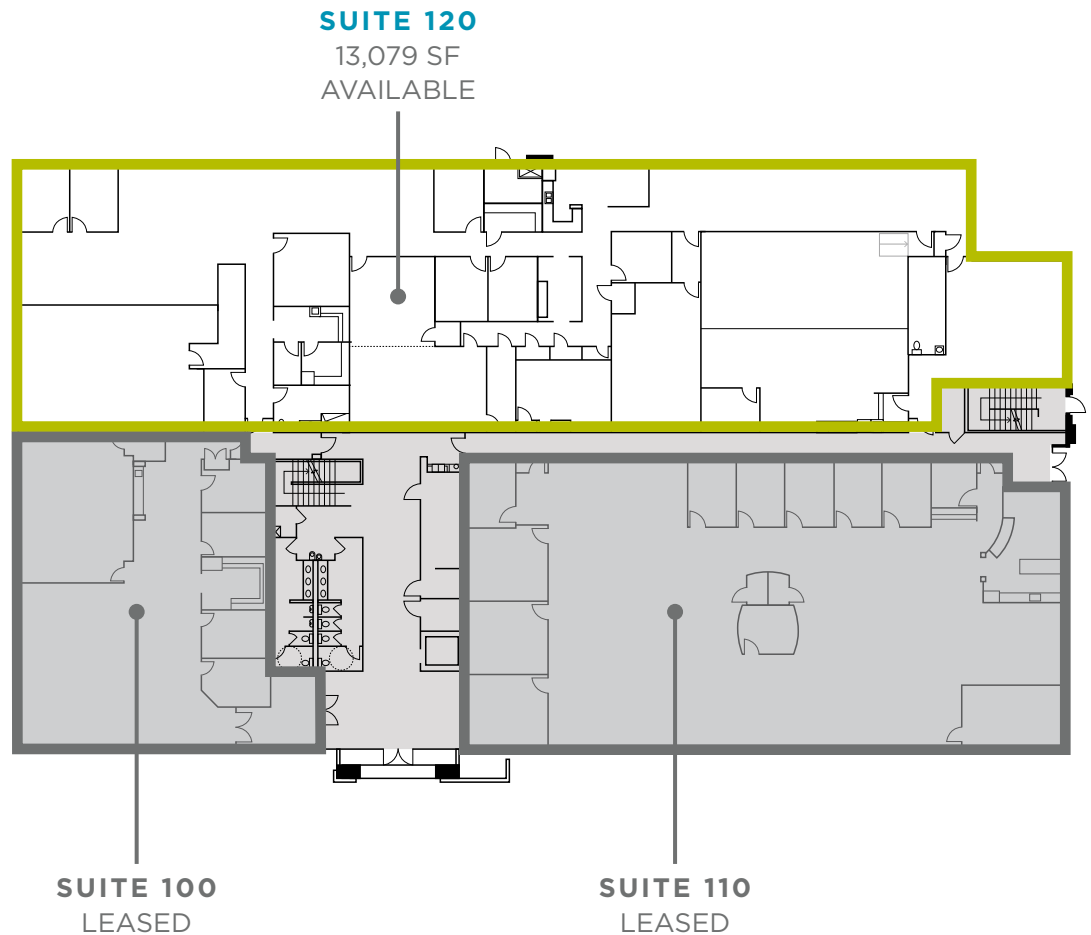
Loveland, CO 80538

## FLOOR PLAN

### FIRST FLOOR

13,079 SF AVAILABLE

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



# 4850 HAHNS PEAK DRIVE - HP I

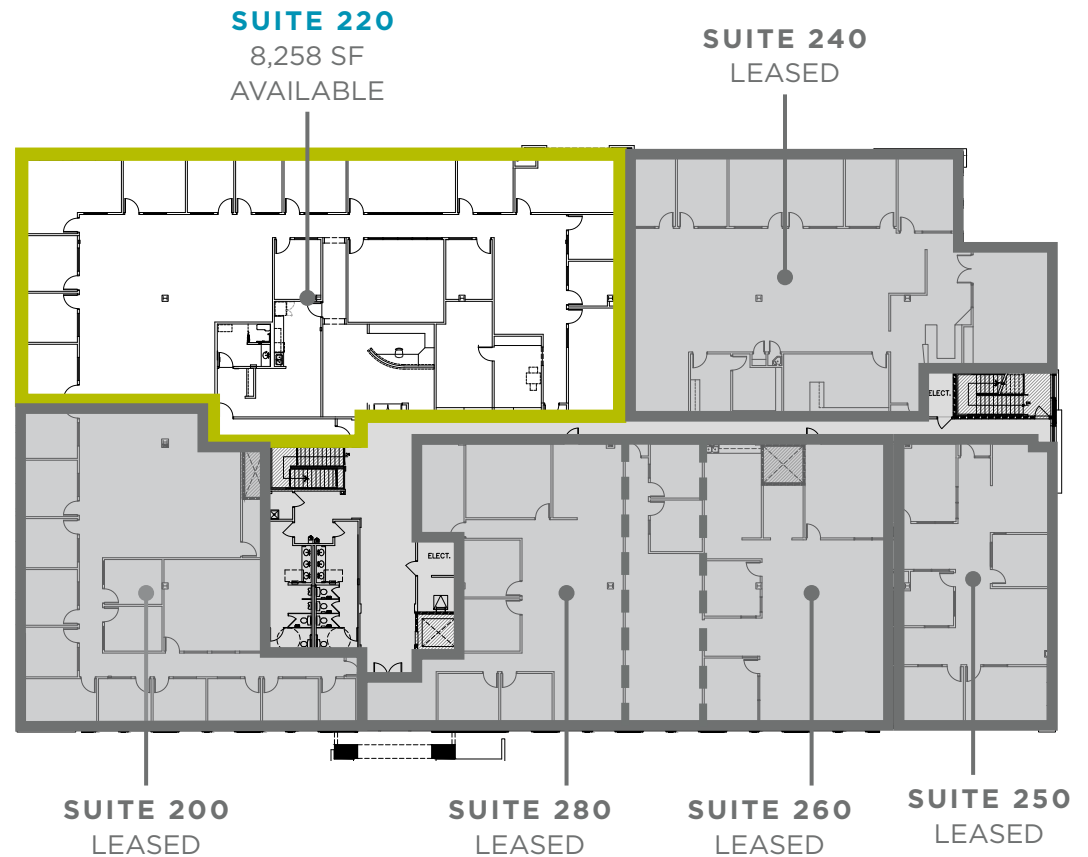
Loveland, CO 80538

## FLOOR PLAN

### SECOND FLOOR

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.**

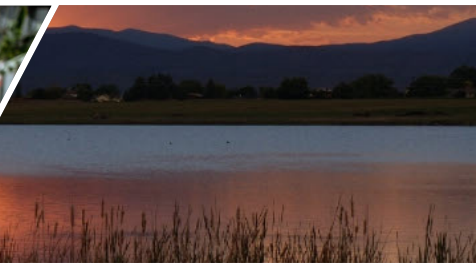
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



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**

ROSS  
DRESS FOR LESS

TARGET

Marshall's

IN-N-OUT  
BURGER

JOANN  
Home and crafts

AMERICA'S BEST  
CONTACTS & EYEGLASSES

OLD NAVY

PETSMART

SPORTSMAN'S  
WAREHOUSE

Chick-fil-A

Starbucks

OLD CHICAGO  
PIZZA + TAPROOM



**SUBJECT  
PROPERTY**

The Promenade Shops  
at CENTERRA

BARNES & NOBLE

macy's

DICK'S  
SPORTING GOODS

BEST  
BUY

MetroLux



To Estes Park

Eisenhower Boulevard



Boyd Lake Avenue

5,710 VPD

43,997 VPD

Ford

Loveland  
Sports Park



KINSTON  
CENTERRA



County Road 20E

## DEMOGRAPHICS

CoStar, 2024

	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



85,224 VPD

SCHEELS

verizon wireless

Starbucks

at&t

Bank of Colorado

KAISER PERMANENTE

BONEFISH GRILL

Burlington

Comfort Suites

Firestone

LAZY DOG BAR & GRILL

Food & Drink

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