

3,738 - 22,839 SF AVAILABLE FOR LEASE

# 1880 FALL RIVER DR - HP II

LOVELAND, CO 80538



CUSHMAN &  
WAKEFIELD



McWHINNEY



# 1880 FALL RIVER DRIVE - HP II

Loveland, CO 80538

## PROPERTY HIGHLIGHTS

1880 Fall River Drive is a 54,025 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: 54,025 SF

Available Size: 3,738 - 22,839 SF  
(19,101 SF Max Contiguous)

Year Built: 2016

Stories: 2

Parking: 4/1,000 SF

Lease Rate: \$18.50/SF NNN

NNN (2024): \$13.41/SF



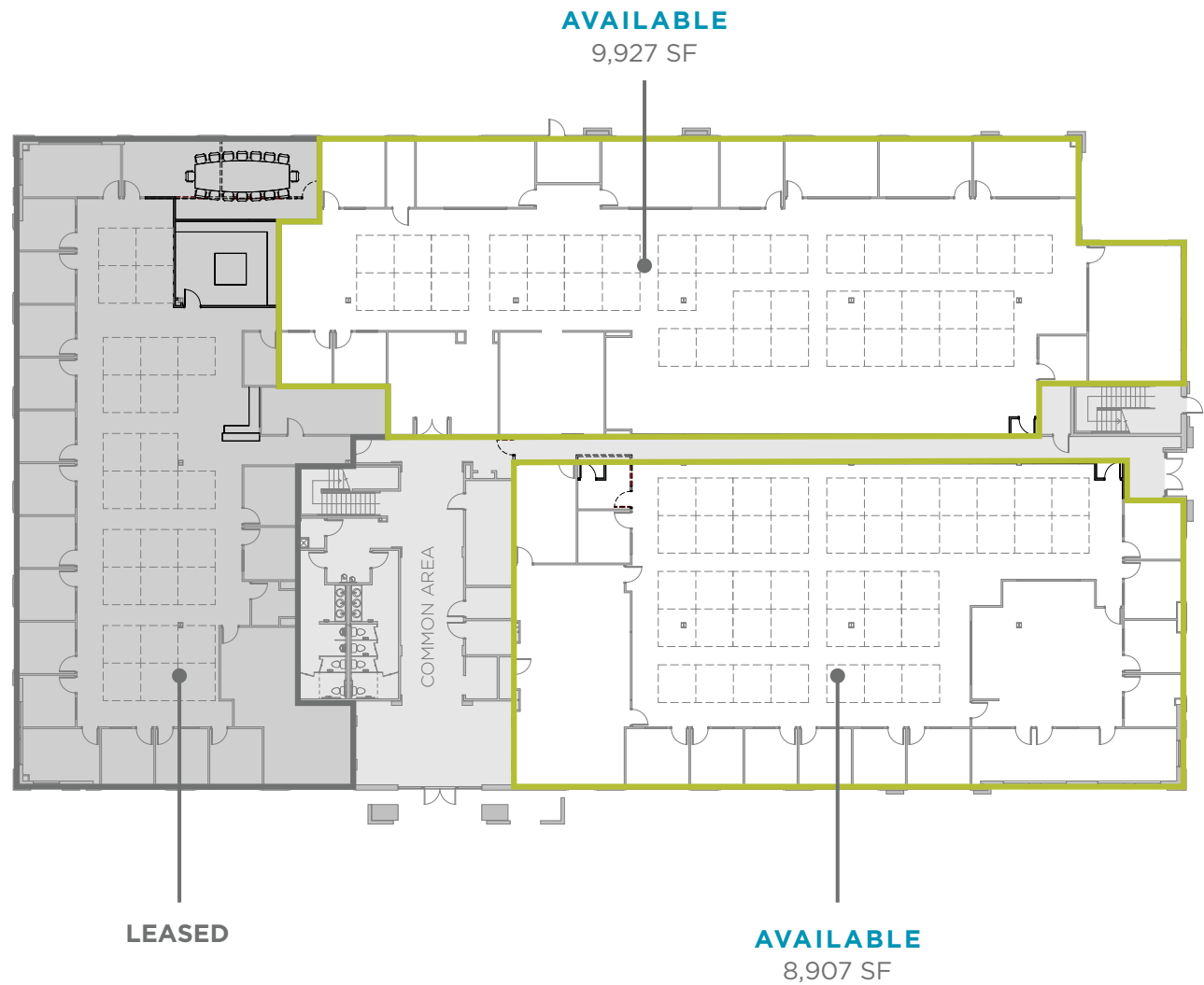
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## FLOOR PLAN

### FIRST FLOOR

19,101 OF CONTIGUOUS SF  
LEASE RATE: \$18.50/SF NNN



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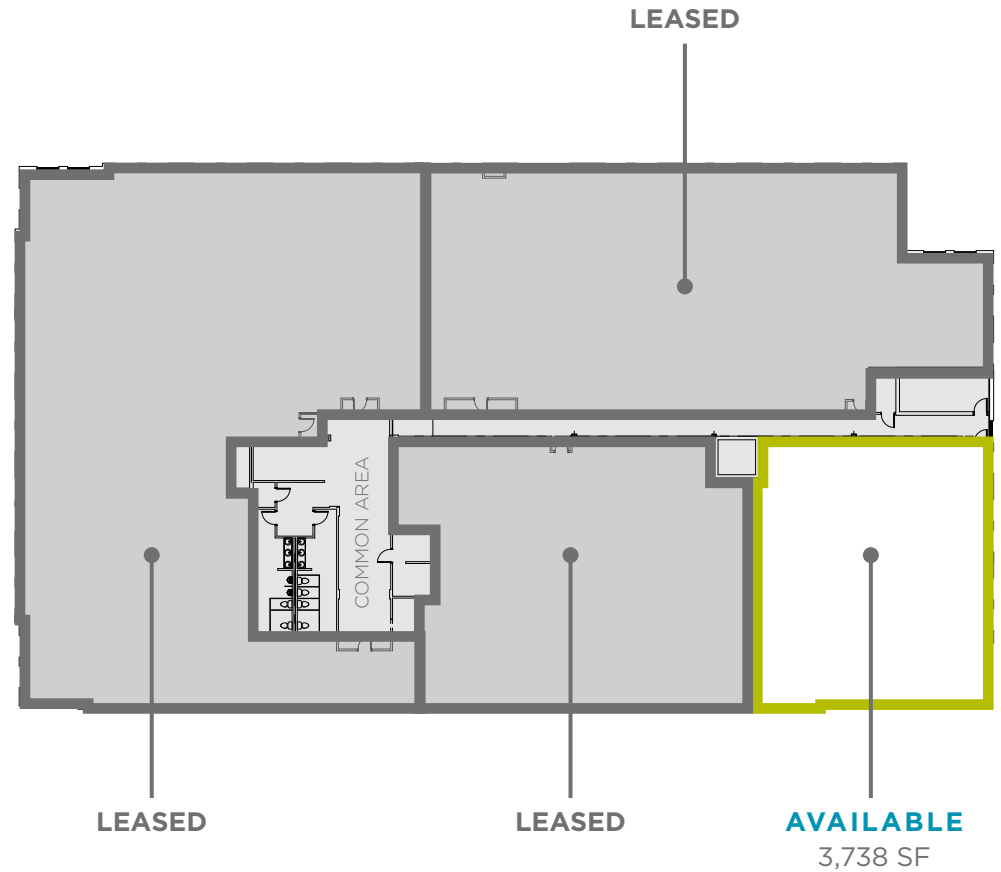
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## FLOOR PLAN

### SECOND FLOOR

3,738 SF AVAILABLE

LEASE RATE: \$18.50/SF NNN





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## Much is here. Much more is coming.

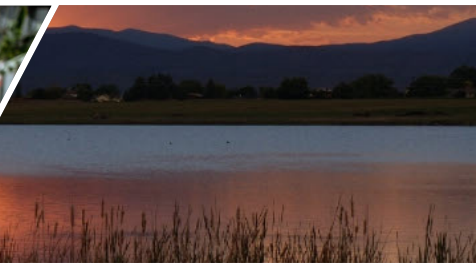
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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

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



43,997 VPD



County Road 20E



SCHEELS

verizon wireless

Starbucks

at&t

Bank of Colorado

KAISER PERMANENTE

BONEFISH GRILL

Burlington

Comfort Suites

Firestone

LAZY DOG BAR & GRILL

Food & Drink

## DEMOGRAPHICS

CoStar, 2024

	3-Mile	5-Mile	10-Mile
2023 Population (Pop.)	25,829	72,336	258,899
2028 Pop. Projection	27,426	75,568	270,879
2023 Households (HH)	10,680	29,612	101,448
Avg. HH Income	\$109,413	\$103,250	\$111,220

## FOR MORE INFORMATION, CONTACT:

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