

AVENUE SOUTH

LOVELAND, COLORADO

AVAILABLE FOR LEASE OR
FOR CONDO SALE
BUILDING G, FLOORS 2 & 3

COMING 2027



 CUSHMAN &
WAKEFIELD


McWHINNEY

WHERE ROOTS TAKE HOLD AND COMMUNITY GROWS

Avenue South introduces a fresh vision for Northern Colorado – a vibrant, walkable destination that blends workspace, lifestyle, and local charm like nowhere else in the region.

COMING 2027



PLANNED USES

- Food & Beverage and Shopping: ±160,000 SF of new, curated shops and restaurants
- Grocery: A 37,000 SF specialty organic grocery store
- Office: ±159,000 SF of mixed-use and office space
- Housing: About 900 for-sale, for-rent, single-family and multifamily homes at a variety of price points



OPPORTUNITIES FOR EVERYONE

- Employment: A robust mix of new, part-time and full-time jobs
- Economic Development: Strengthening Loveland's position as a major economic anchor in the region



LIFESTYLE FEATURES

- Parks: Linear and pocket parks linked by a central green
- Community Engagement: Year-round activation and events
- Nature Connections: Pedestrian-friendly landscapes
- Public Spaces: Inspired spaces to unwind, collaborate and innovate
- Connections: Art, culture, nature
- Wellness Design: Planned Fitwel-certified spaces for healthier living



SITE PLAN

- OFFICE OVER RETAIL
- OFFICE
- RETAIL
- RESTAURANT
- RESIDENTIAL



AVENUE SOUTH

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MORE THAN OFFICE SPACE— A PLACE TO BELONG

- 1 RETAIL SPACE
- 2 FLOOR 2: 24,822 SF
- 3 FLOOR 3: 25,213 SF

This thoughtfully planned, mixed-use neighborhood invites businesses to be part of a dynamic community where work and life come together seamlessly. With cafés, boutiques, parks, and outdoor gathering spaces just steps away, Avenue South is designed for connection and well-being – from coffee meetings on the plaza to spontaneous chats at the local market. As part of its vision to *build health for all*, the neighborhood is pursuing Fitwel certification, creating healthier buildings and communities that support occupant wellness and a thriving future.

Modern office spaces will feature oversized windows, enhanced daylighting, and upgraded systems that reduce operating costs – delivering comfort, efficiency, and inspiration throughout the workday.



BUILDING G | FLOORS 2 & 3

2,013—50,036 SF AVAILABLE

LEASE RATE NEGOTIABLE

FIND YOUR PLACE

2ND FLOOR: 24,822 SF

Floor	Suite	Area (SF)
2	G1-200	10,326
2	G1-225	5,743
2	G2-200	4,165
2	G2-205	2,575
2	G2-210	2,013



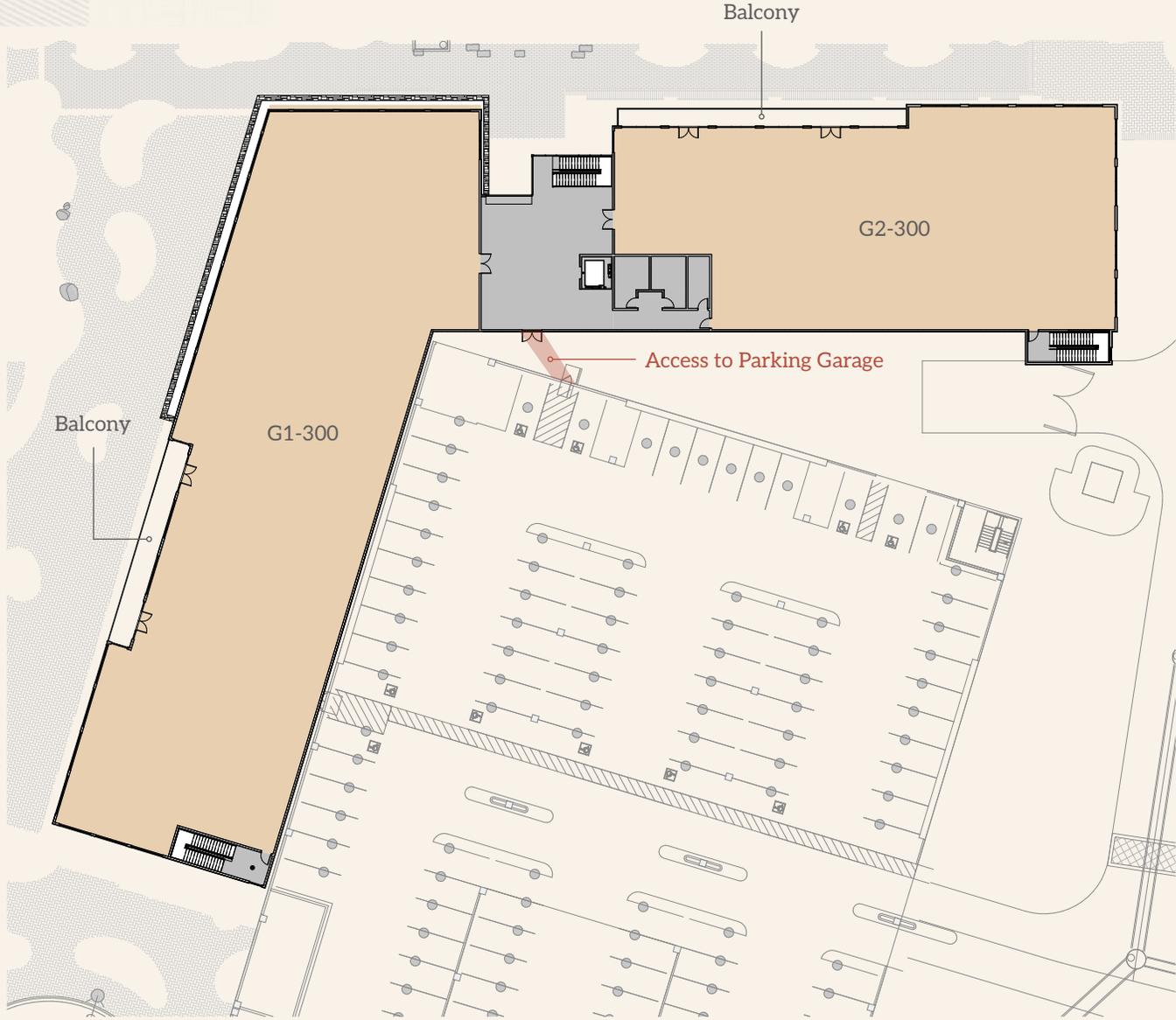
*suite layouts are preliminary and space plans can be adjusted to tenant's needs
 **spec suites available



FIND YOUR PLACE

3RD FLOOR: 25,213 SF

Floor	Suite	Area (SF)
3	G1-300	15,787
3	G2-300	9,426



*suite layouts are preliminary and space plans can be adjusted to tenant's needs
 **spec suites available



BUILDING CONCEPT

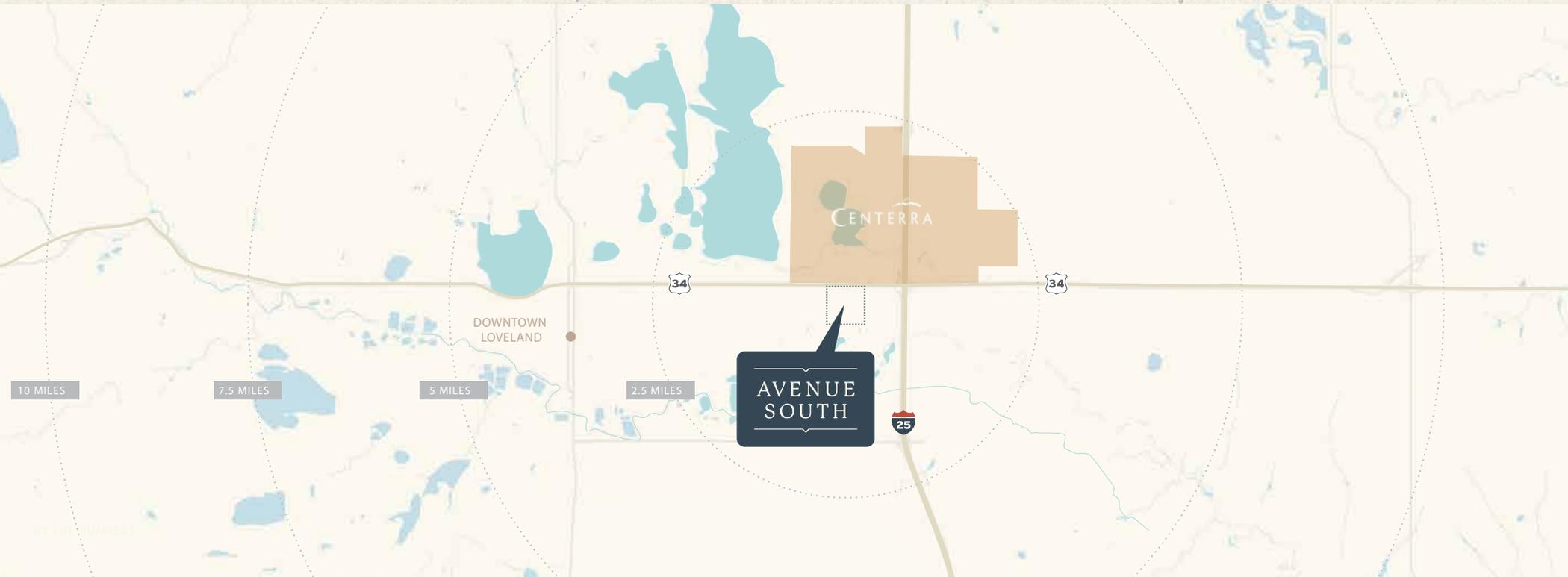


AVENUE SOUTH

BE IN THE HEART OF NORTHERN COLORADO'S GROWTH

Loveland is more than a scenic gateway to the Rockies – it's a vibrant hub within Larimer County, the fastest-growing county in Colorado. With a strong economy, highly educated workforce, and welcoming, family-friendly lifestyle, Loveland continues to attract both talent and business. Across Northern Colorado, consistent population growth, high median incomes, and a spirit of innovation make the region a magnet for forward-thinking companies.

By The Numbers	5 miles	7.5 miles	10 miles
Population	44,814	156,745	323,662
Household Income	\$125,687	\$123,957	\$123,163
Daytime Employment	37,126	76,927	164,428
Median Age	41.1	39.5	38.9



TOP EMPLOYERS:



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CENTERRA

AT THE CROSSROADS OF COMMERCE AND COMMUNITY

Avenue South is perfectly situated along the Route 34 corridor and adjacent to Interstate 25 allowing easy access to local and surrounding communities. The development is adjacent to Centerra, a vibrant, 3,000-acre master-planned community.

A sustainable development showcase:

- Over 20 million square feet of entitled commercial
- 4.2 million square feet of existing office, retail, flex, industrial and hospitality
- 187-bed, 570,000-square-foot regional hospital
- 100 shops, 30 restaurants, 3 hotels (3 more hotels coming soon)
- 26-acre sculpture park and outdoor performance venue
- 7,500+ employees at Centerra-based companies
- 29,000+ students enrolled in elementary/secondary schools in immediate trade area
- 2,000+ homes today, 7,000+ at buildout

65%

of shoppers are from outside Loveland
(Loveland Urban Renewal Authority)

8,500

people work at Centerra
every day

150+

businesses - restaurants, boutiques,
medical offices, corporate HQs

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For More Information, Please Contact:

COLE HERK, CCIM
Director
+1 970 267 7726
cole.herk@cushwake.com

AKI PALMER
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

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



McWHINNEY

772 Whalers Way, Suite 200 | Fort Collins, CO 80525

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