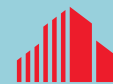


1,264-4,818 SF AVAILABLE FOR LEASE

RANGEVIEW ONE

2725 ROCKY MOUNTAIN AVENUE, LOVELAND, CO 80538



CUSHMAN &
WAKEFIELD



McWHINNEY

RANGEVIEW ONE

2725 Rocky Mountain Avenue, Loveland, CO 80538

PROPERTY HIGHLIGHTS

Rangeview One is a 50,807 square foot Class A office building within the Centerra Master-Planned Community at I-25 and Highway 34. The Rangeview Campus features ample parking, excellent lakefront and mountain views, and access to the adjacent shoreline trail system. It offers premier office spaces that are ideal for general or medical uses. The property is less than one mile from an abundance of restaurants and amenities including In-N-Out Burger, Chick-fil-A, Starbucks, Old Chicago Pizza + Taproom, and many more.



Class A Office



Excellent Views



Convenient Access
to I-25



Surrounded by Countless
Restaurants and Amenities



Within the Centerra Master-
Planned Community

PROPERTY FEATURES

Building Size:	50,807 SF
Available Size:	Suite 150: 4,818 SF Suite 440: 1,264 SF
Year Built:	2001
Stories:	4
Parking:	4/1,000 SF
Lease Rate:	\$22.00/SF NNN
NNN (2024):	\$15.91/SF



RANGEVIEW ONE

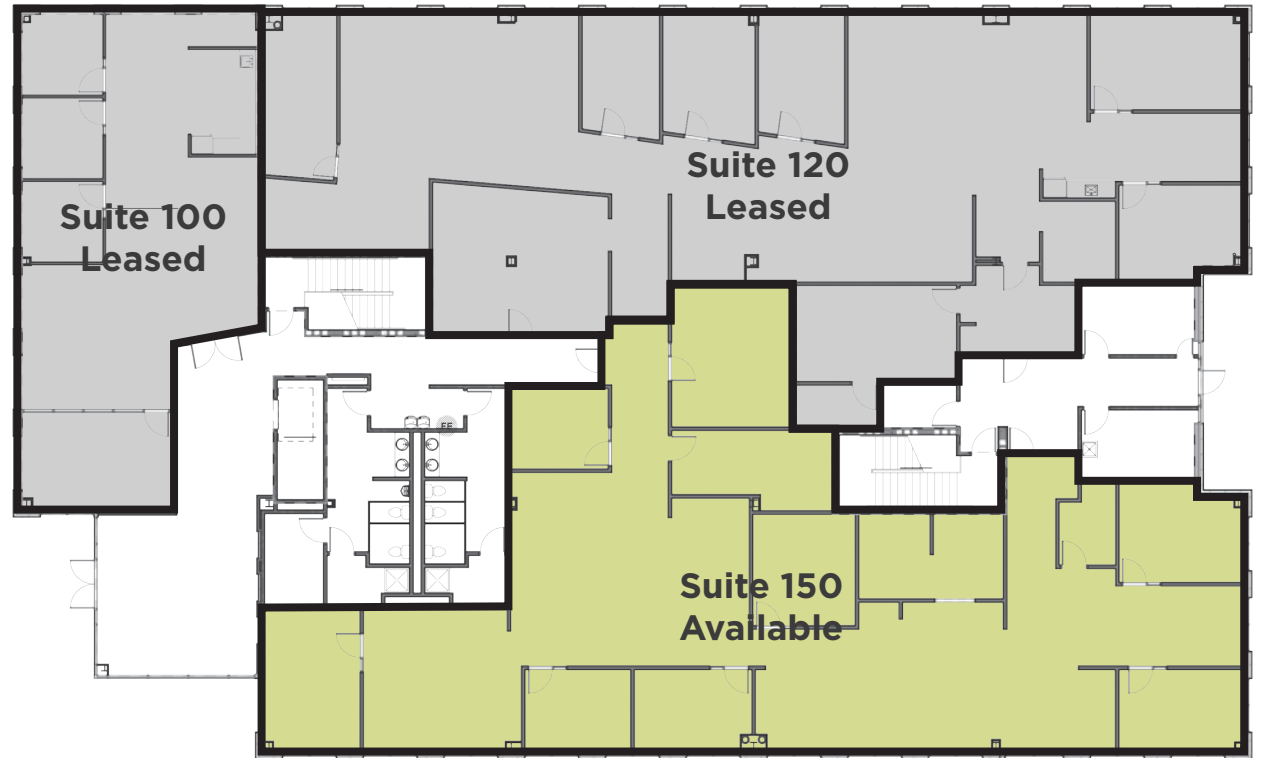
2725 Rocky Mountain Avenue, Loveland, CO 80538

FIRST FLOOR PLAN

SUITE 150

4,818 SF AVAILABLE

LEASE RATE: \$22.00/SF NNN



RANGEVIEW ONE

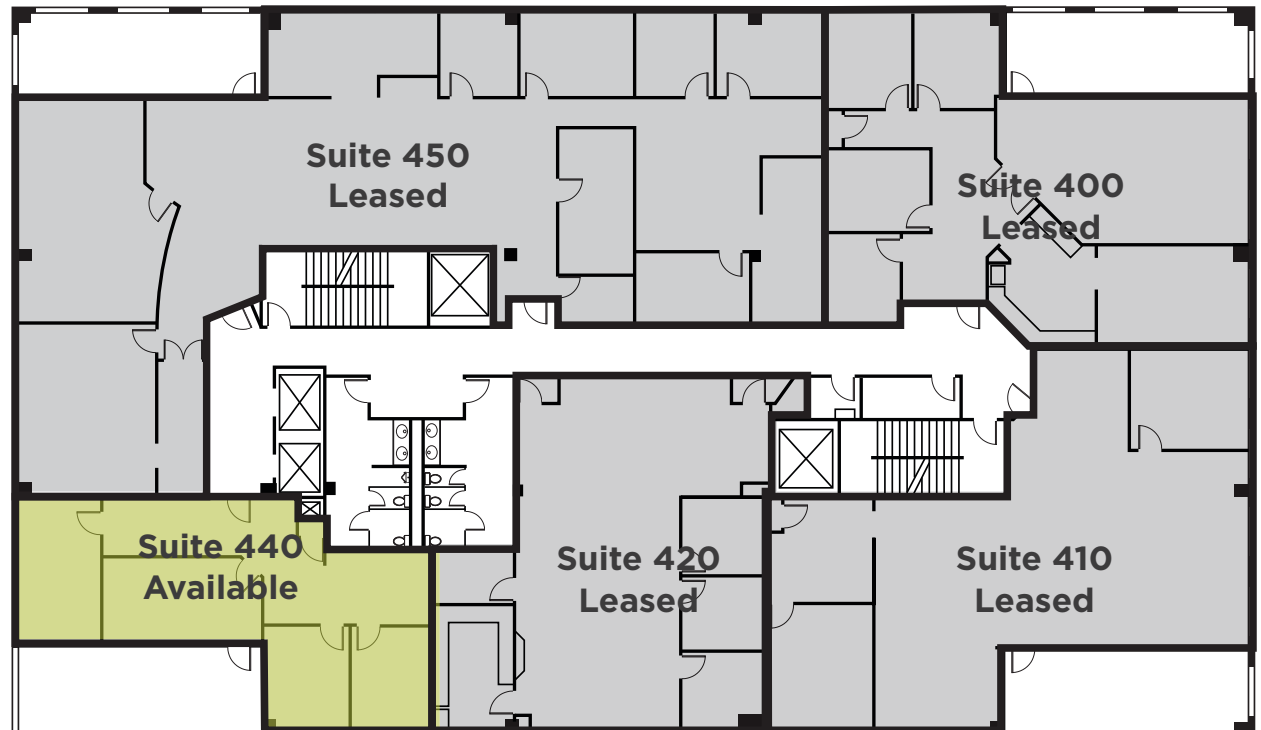
2725 Rocky Mountain Avenue, Loveland, CO 80538

FOURTH FLOOR PLAN

SUITE 440

1,264 SF AVAILABLE

LEASE RATE: \$22.00/SF NNN



RANGEVIEW ONE

2725 Rocky Mountain Avenue, Loveland, CO 80538



Much is here. Much more is coming.

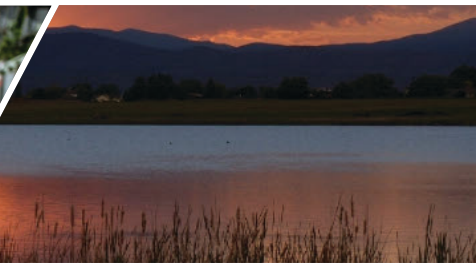
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



DEMOGRAPHICS

CoStar, 2025

	3 Mile	5 Mile	10 Mile
2024 Population (Pop.)	24,674	71,899	282,060
2029 Pop. Projection	26,613	77,762	307,785
2024 Households (HH)	10,288	29,373	110,695
Avg. HH Income	\$126,004	\$116,195	\$117,144

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