

4,104-14,216 AVAILABLE FOR LEASE

4850 HAHNS PEAK DR. - HP I

LOVELAND, CO 80538



CUSHMAN &
WAKEFIELD

Realberry

4850 HAHNS PEAK DRIVE - HP I

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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: 4,104-14,216 SF

Year Built: 2007

Stories: 2

Parking: 4/1,000 SF

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

NNN (2026): \$12.51/SF



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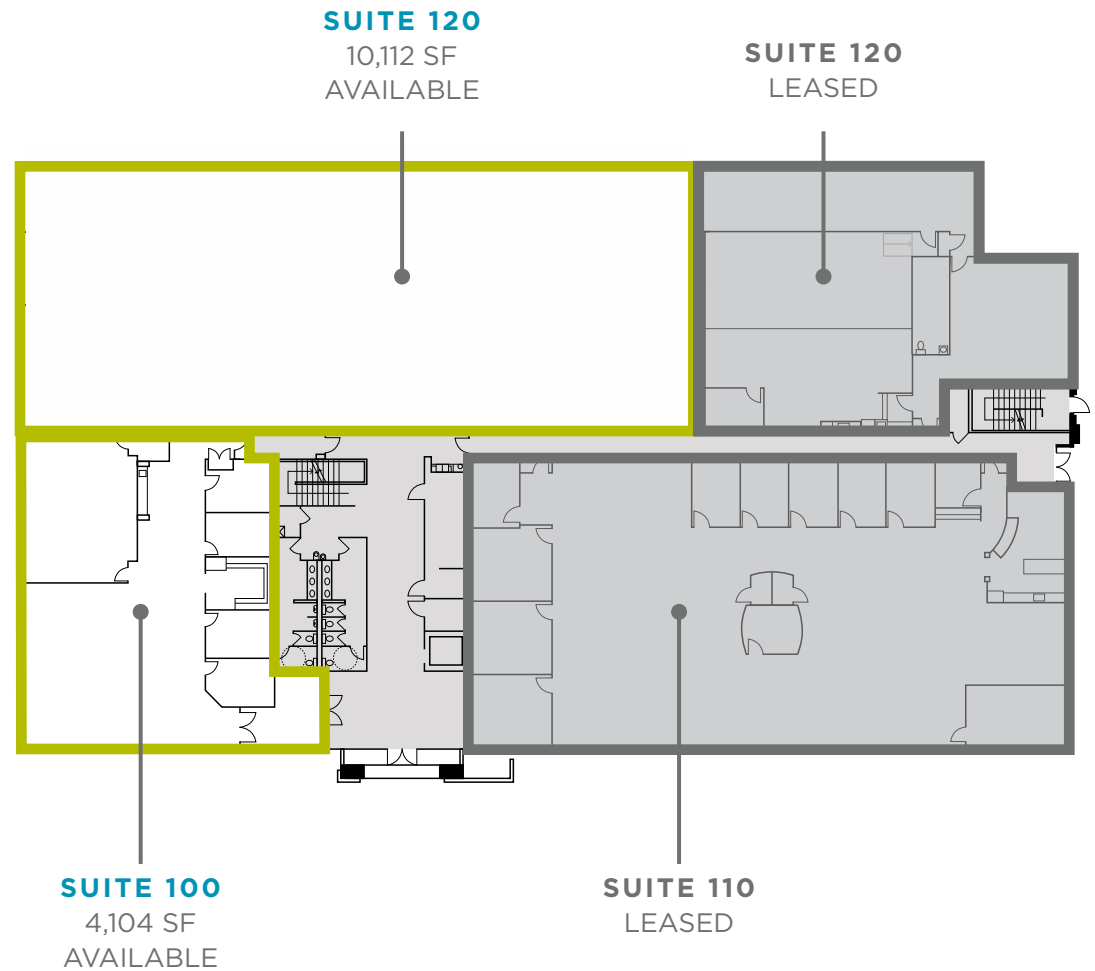
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FLOOR PLAN

FIRST FLOOR

4,104-14,216 SF AVAILABLE

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



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FLOOR PLAN

SECOND FLOOR
FULLY LEASED



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CENTERRA

Much is here. Much more is coming.

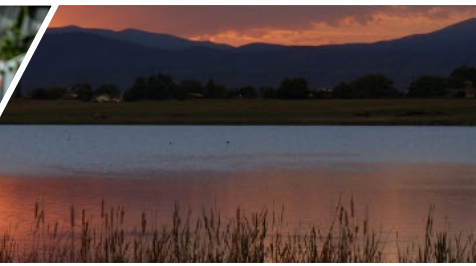
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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

THE LAKES
CENTERRA

Walmart Distribution Center

The Promenade Shops at CENTERRA

BARNES & NOBLE

macy's

DICK'S SPORTING GOODS BEST BUY

MetroLux

SUBJECT PROPERTY

Boyd Lake Avenue 5,710 VPD

34

43,997 VPD

Ford

Loveland Sports Park

LY
LOVELAND YARDS

RAILWAY
PLAZA

KINSTON
CENTERRA

To Estes Park Eisenhower Boulevard

sam's club

THE HOME DEPOT

Walmart
Supercenter

KOHL'S

LOWE'S

County Road 20E

SCHEELS

verizon wireless

Starbucks

at&t

Bank of Colorado

KAISER PERMANENTE

BONEFISH GRILL

Burlington SUITES

Comfort

Firestone

LAZY DOG BAR & GRILL

Food 52

25

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
Senior 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



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