

An aerial photograph of a modern, multi-story brick office building with a flat roof and large windows. The building is surrounded by a large parking lot filled with cars. In the background, there is a body of water, a residential area, and a range of mountains under a cloudy sky. The text "1,888 SF AVAILABLE FOR LEASE" is overlaid in white on the left side of the image.

1,888 SF AVAILABLE FOR LEASE

RANGEVIEW ONE

2725 ROCKY MOUNTAIN AVENUE, LOVELAND, CO



CUSHMAN &
WAKEFIELD

Realberry

RANGEVIEW ONE

2725 Rocky Mountain Avenue, Loveland, CO

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 420: 1,888 SF
Available Date:	April 1, 2027
Year Built:	2001
Stories:	4
Parking:	4 : 1,000 SF
Lease Rate:	\$24.00/SF NNN
NNN (2026):	\$15.00/SF



RANGEVIEW ONE

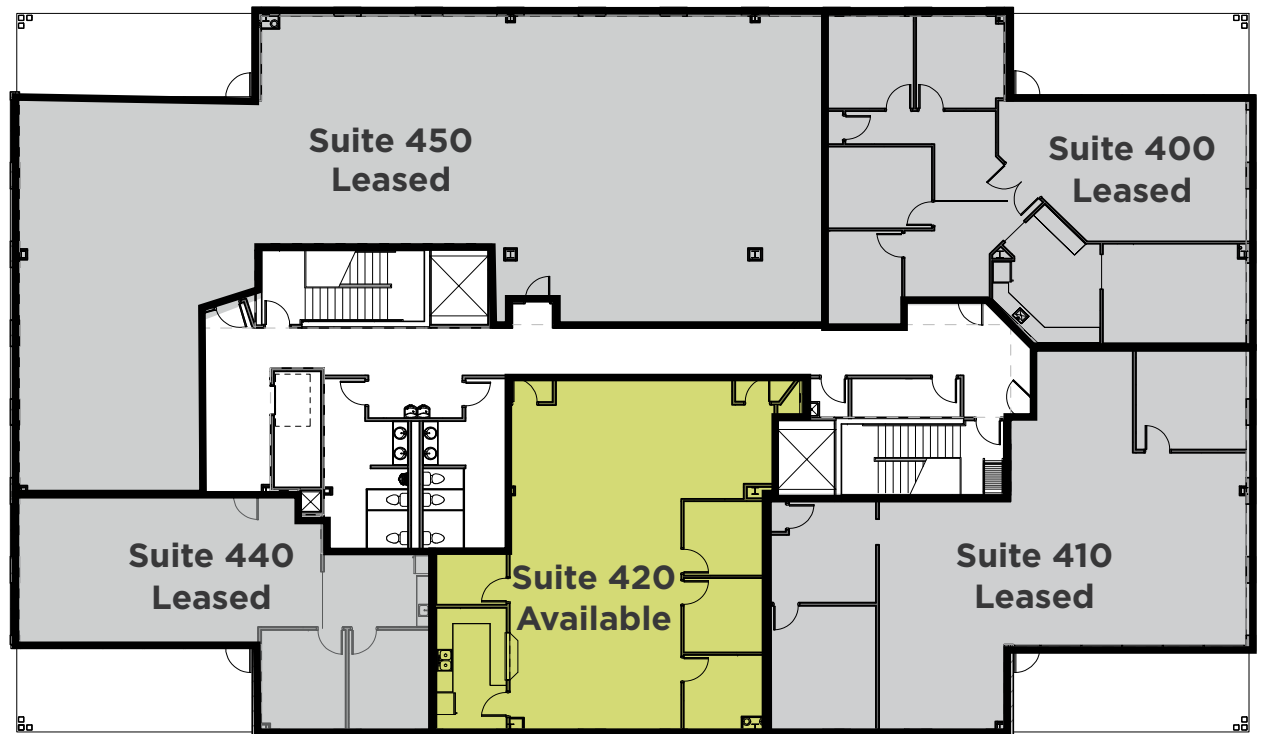
2725 Rocky Mountain Avenue, Loveland, CO

FLOOR PLAN FOURTH FLOOR

SUITE 420

1,888 SF AVAILABLE

LEASE RATE: \$24.00/SF NNN



RANGEVIEW ONE

2725 Rocky Mountain Avenue, Loveland, CO



Much is here. Much more is coming.

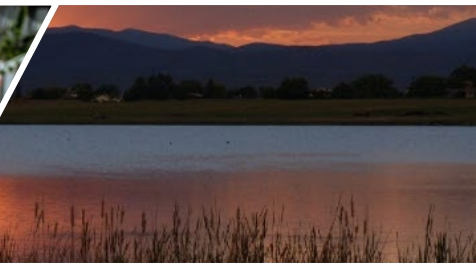
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with 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, 2026

	3 Miles	5 Miles	10 Miles
2025 Population (Pop.)	26,347	72,765	268,862
2030 Pop. Projection	27,691	76,028	283,399
2025 Households (HH)	10,944	29,785	104,851
Avg. HH Income	\$119,410	\$117,226	\$125,869

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