

FOR SUBLEASE

# 2725 ROCKY MOUNTAIN AVENUE

LOVELAND, COLORADO – RANGEVIEW ONE



2,063 RSF (SUITE 400)



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS



**Premises:** 2,063 RSF (Suite 400)

**Est. 2026  
Opex:**

\$15.00/RSF

**Expiration Date:** November 30, 2032

**Parking:**

Unreserved @ no cost

**Availability:** Now

**Furniture:**

None Available

**Net Rate:** Negotiable, call for pricing

**Premises  
Highlights:**

Outdoor Balcony, breakroom,  
open work area, private  
offices and meeting rooms

# BUILDING HIGHLIGHTS



OUTDOOR BALCONY



OPEN WORK AREA

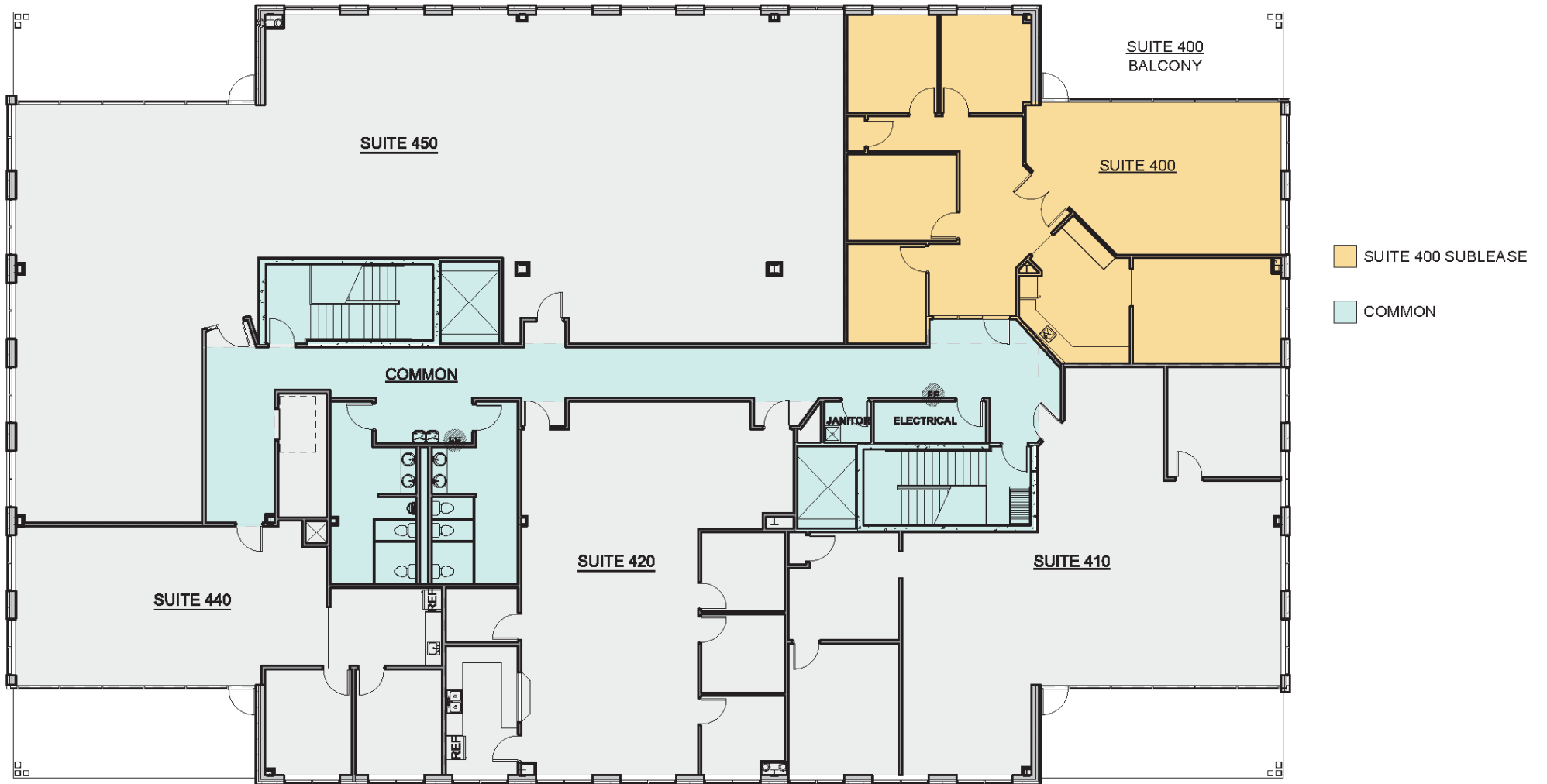
- 4- story 50,807 RSF building constructed in 2021
- Lake front location at Centerra
- Close proximity to I-25 and Highway 34
- Excellent lakefront and mountain views
- The Rangeview campus is made up of five office buildings, totaling 500,000 RSF
- Adjacent trail system and nearby amenities

## NEARBY AMENITIES

- **Marketplace at Centerra** – Target anchored shopping center with over 35 shops and restaurants
- **The Promenade Shops at Centerra** – Outdoor lifestyle retail center with over 70 specialty shops and restaurants
- **Northern Colorado Regional Airport (FNL)** – Regional Airport facility jointly owned and operated by the Cities of Fort Collins and Loveland,. One of the twelve commercially verified airports in Colorado.
- **Medical Center of the Rockies** – A 193-bed, full-service regional medical center with specialties in cardiac and trauma care.
- **The Ranch Events Complex & Fairgrounds** – 240 Acre master-planned community and home to the Budweiser Events Center, a 6,600 seat multi-purpose area
- **2534** – 600 Acre master-planned, mixed-use community with more than 50 acres of retail

# FLOOR PLAN

2,063 RSF (Suite 400)



# INTERIOR PHOTOS





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