

**MEDICAL OFFICE | FOR LEASE**

**5200 Hahns Peak Dr.**  
Loveland, CO, 80538



**Wade Wilson**

Senior Broker

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President

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## PROPERTY HIGHLIGHTS

- Fully Medical Tenant Mix
- Elevator
- Easy Access to I-25
- Natural Light
- Open Floorplan
- Centrally Located

## OFFERING SUMMARY

Lease rate	\$17.50 (NNN)
OPEX:	\$15.21/SF
Building size	33,960 SF
Available SF	5,166 SF
Parking Ratio	3.1 : 1,000 RSF
Year built	1997
Zoning	E - Employment Center(Loveland)

# Photos

5200 Hahns Peak Dr,  
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Main Lobby



Suite 240 Interior



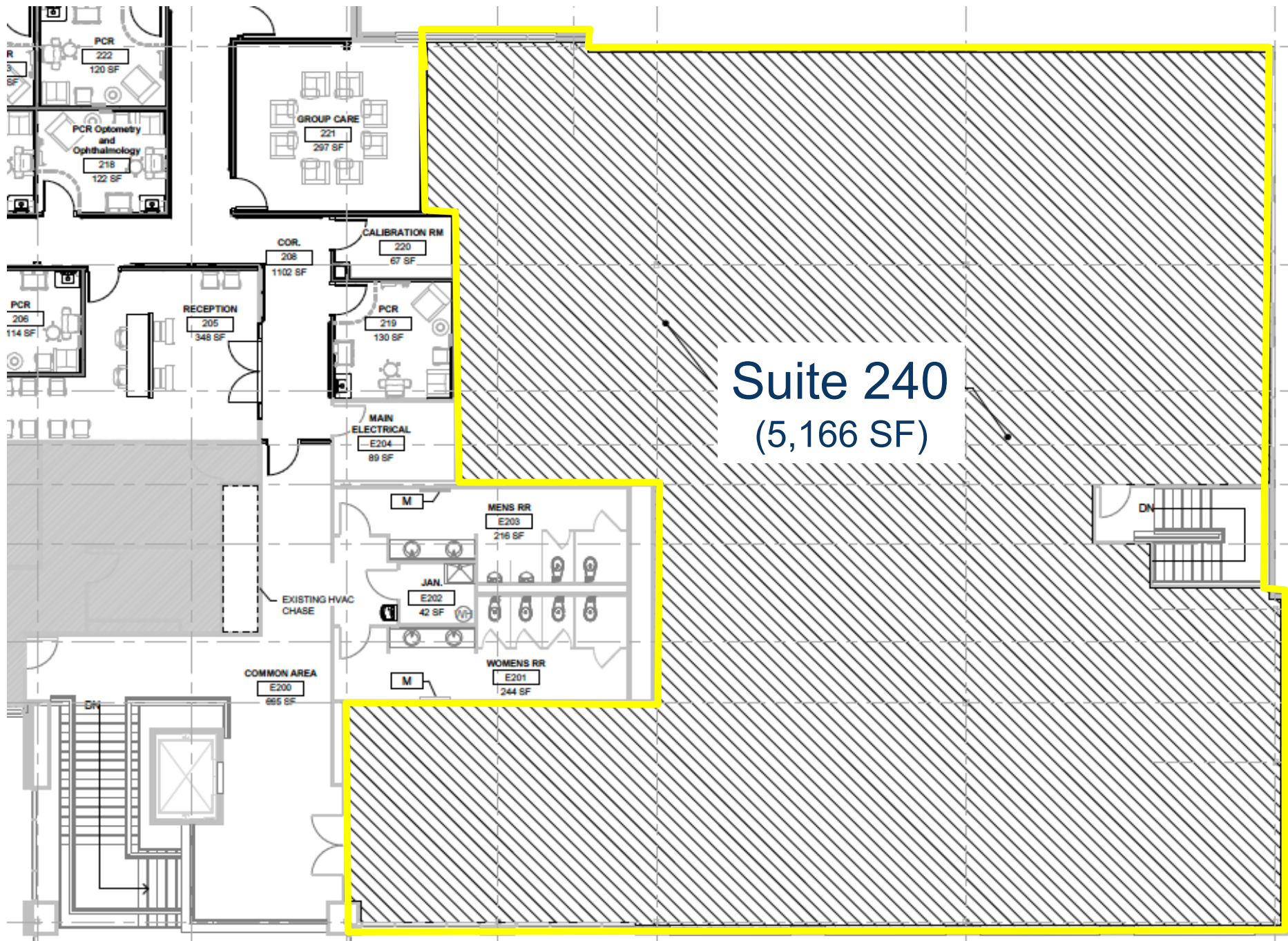
Suite 240 Entry



Building Entrance

# Current Floorplan

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**Suite 240**  
(5,166 SF)

# Location Map

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