

FOR SUBLEASE

2725 ROCKY MOUNTAIN AVENUE

LOVELAND, COLORADO – RANGEVIEW ONE



2,063 RSF (SUITE 400)



PROPERTY HIGHLIGHTS



Premises: 2,063 RSF (Suite 400)

Est. 2026 Opex: \$15.00/RSF

Expiration Date: November 30, 2032

Parking: Unreserved @ no cost

Availability: April 1, 2026

Furniture: None Available

Net Rate: \$17.00/RSF NNN

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

BUILDING HIGHLIGHTS



OUTDOOR
BALCONY



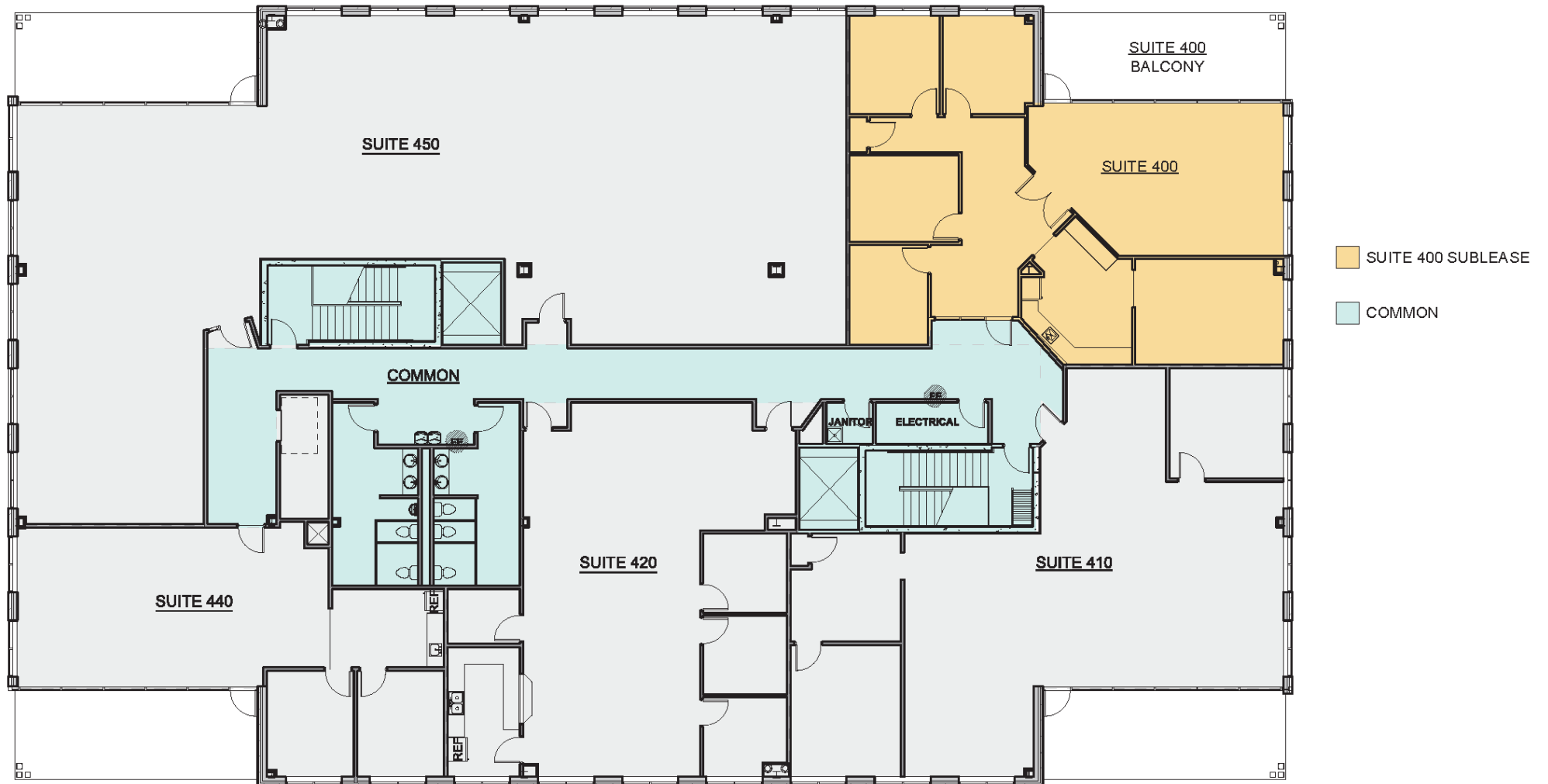
- 4- story 50,807 RSF building constructed in 2021
- Lake front location at Centerra
- Close proximity to I-25 and Highway 34
- Excellent lakefront and mountain views
- The Rangeview campus is made up of five office buildings, totaling 500,000 RSF
- Adjacent trail system and nearby amenities

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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