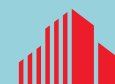




3,738 SF AVAILABLE FOR LEASE

1880 FALL RIVER DRIVE - HP II

LOVELAND, CO 80538



CUSHMAN &
WAKEFIELD



McWHINNEY

1880 FALL RIVER DRIVE - HP II

Loveland, CO 80538

PROPERTY HIGHLIGHTS

1880 Fall River Drive is a 54,025 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: 54,025 SF

Available Size: 3,738 SF

Year Built: 2016

Stories: 2

Parking: 4/1,000 SF

Lease Rate: \$18.50/SF NNN

NNN (Including Utilities - 2026): \$13.96/SF

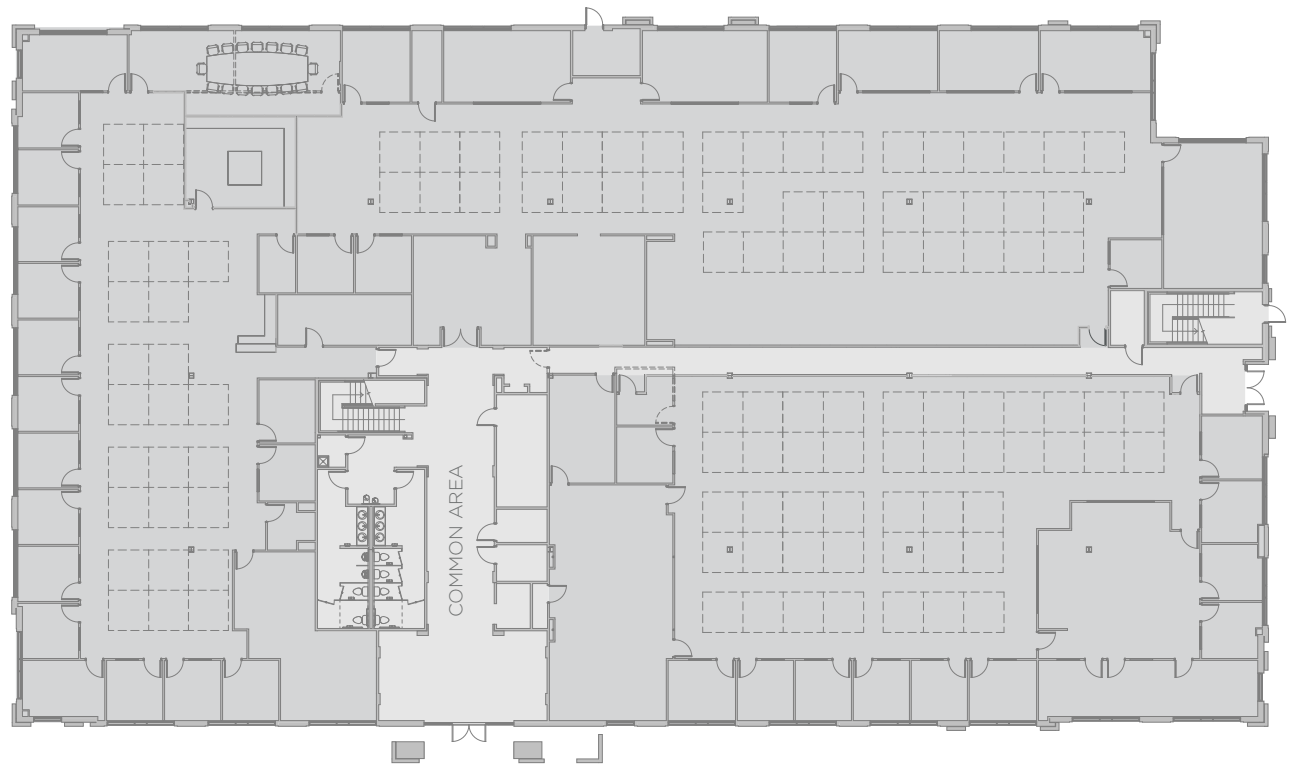


1880 FALL RIVER DRIVE - HP II

Loveland, CO 80538

FLOOR PLAN

FIRST FLOOR
FULLY LEASED



1880 FALL RIVER DRIVE - HP II

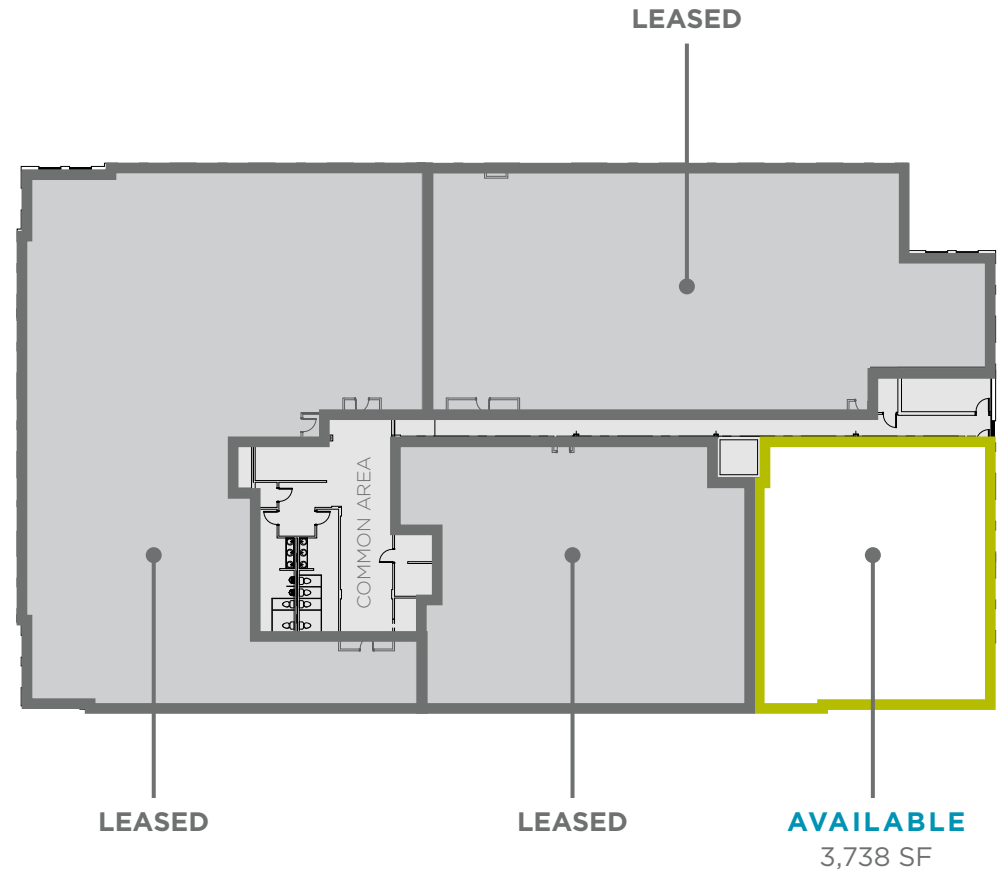
Loveland, CO 80538

FLOOR PLAN

SECOND FLOOR

3,738 SF AVAILABLE

LEASE RATE: \$18.50/SF NNN



1880 FALL RIVER DRIVE - HP II
Loveland, CO 80538



Much is here. Much more is coming.

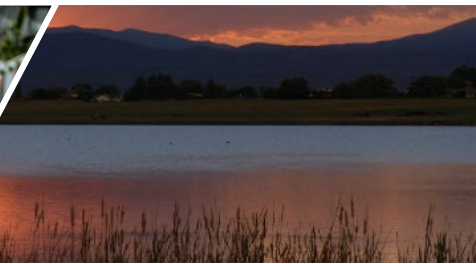
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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

AMENITIES MAP

Marketplace at Centerra

ROSS
DRESS FOR LESS

TARGET

Marshall's

IN-N-OUT
BURGER

JOANN
Home and crafts

AMERICA'S BEST
CONTACTS & EYEGLASSES

OLD NAVY

PETSMART

SPORTSMAN'S
WAREHOUSE

Chick-fil-A

Starbucks

OLD CHICAGO
PIZZA + TAPROOM



**SUBJECT
PROPERTY**

The Promenade Shops
at CENTERRA

BARNES & NOBLE

macy's

DICK'S
SPORTING GOODS

BEST
BUY

MetroLux



To Estes Park Eisenhower Boulevard



County Road 20E



43,997 VPD



Loveland
Sports Park



85,224 VPD

SCHEELS

verizon wireless

Starbucks

at&t

Bank of Colorado

KAISER PERMANENTE

BONEFISH
GRILL

Burlington

Comfort
SUITES

Firestone

LAZY DOG
BAR & GRILL

Food & Drink

DEMOGRAPHICS

CoStar, 2026

	3-Mile	5-Mile	10-Mile
2025 Population (Pop.)	27,212	74,784	267,654
2030 Pop. Projection	28,556	78,072	282,002
2025 Households (HH)	11,296	30,644	104,488
Avg. HH Income	\$118,461	\$116,304	\$125,904

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