



3,240 - 22,341 SF AVAILABLE FOR LEASE

1880 FALL RIVER DR - 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: 3,240 - 22,341 SF
(19,101 SF Max Contiguous)

Year Built: 2016

Stories: 2

Parking: 4/1,000 SF

Lease Rate: \$18.50/SF NNN

NNN (2024): \$13.41/SF



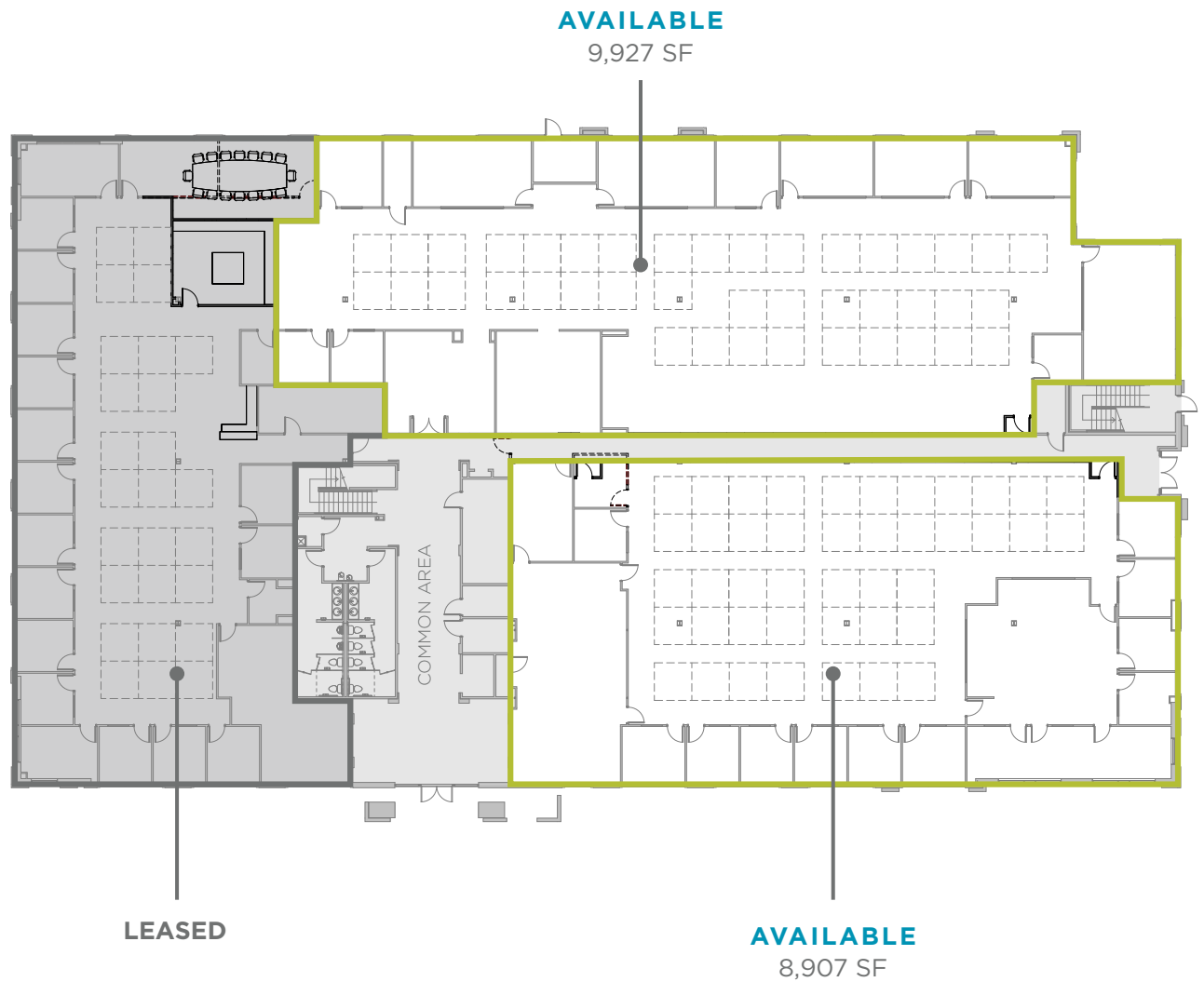
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FLOOR PLAN

FIRST FLOOR

19,101 OF CONTIGUOUS SF
LEASE RATE: \$18.50/SF NNN



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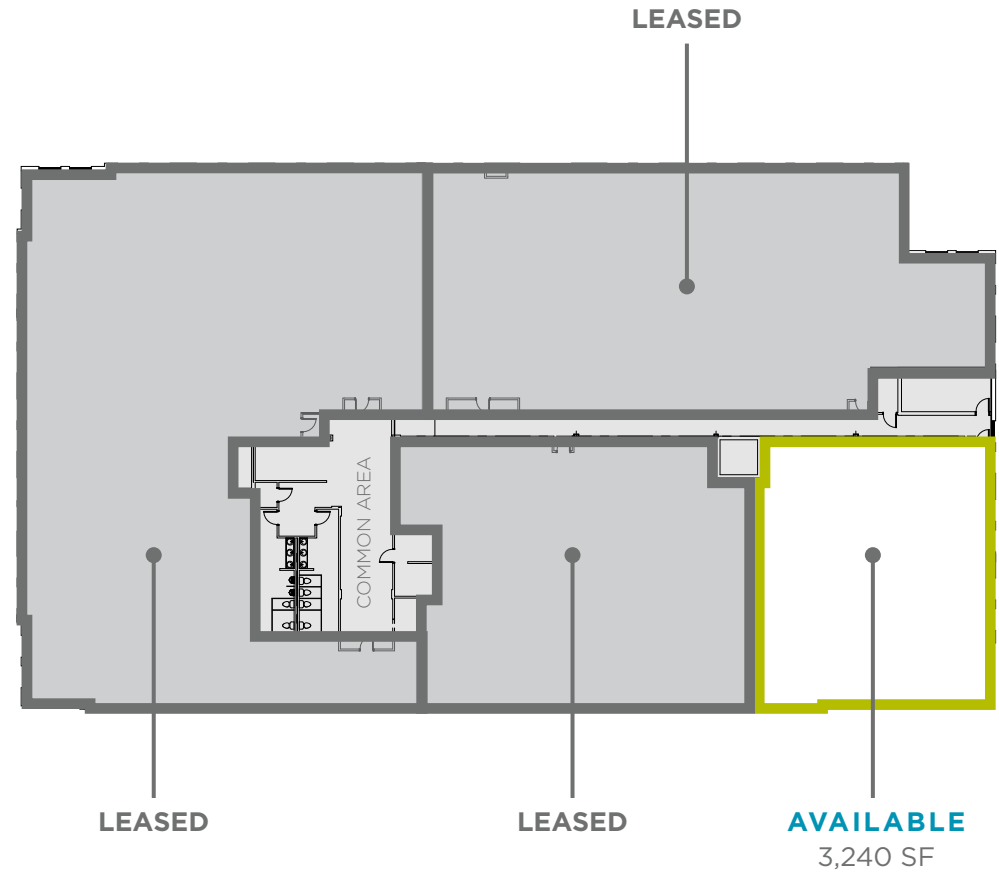
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FLOOR PLAN

SECOND FLOOR

3,240 SF AVAILABLE

LEASE RATE: \$18.50/SF NNN



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CENTERRA

Much is here. Much more is coming.

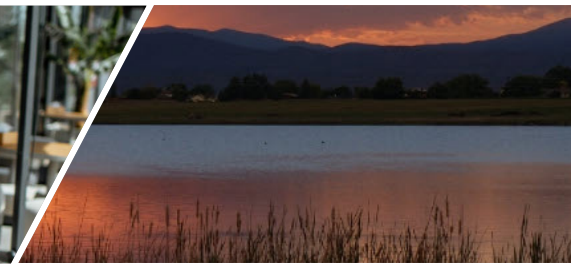
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



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

THE LAKES
CENTERRA

Walmart Distribution Center

The Promenade Shops at CENTERRA

BARNES & NOBLE

macy's

DICK'S SPORTING GOODS BEST BUY

MetroLux

SUBJECT PROPERTY

Boyd Lake Avenue 5,710 VPD

43,997 VPD

85,224 VPD

To Estes Park ←

Eisenhower Boulevard

County Road 20E

DEMOGRAPHICS	CoStar, 2024		
	3-Mile	5-Mile	10-Mile
2023 Population (Pop.)	25,829	72,336	258,899
2028 Pop. Projection	27,426	75,568	270,879
2023 Households (HH)	10,680	29,612	101,448
Avg. HH Income	\$109,413	\$103,250	\$111,220

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