

AVAILABLE FOR SALE OR LEASE

# 3855 PRECISION DRIVE

UNIT 4B | LOVELAND, COLORADO 80538



**4,907 RSF OFFICE/FLEX SPACE FOR LEASE**  
**LEASE RATE: \$14.00/SF NNN (NNN EST. \$13.13/SF)**

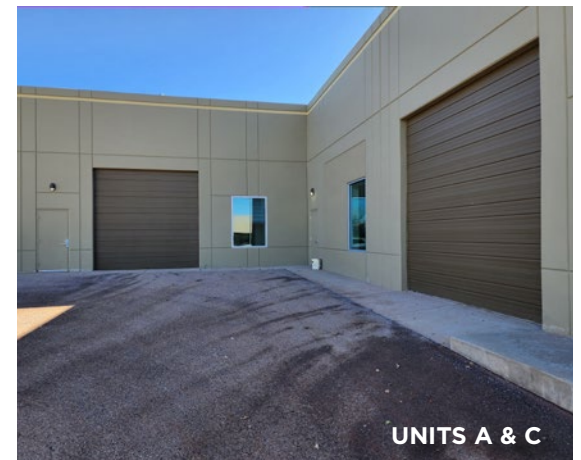
**13,587 RSF OFFICE/FLEX SPACE FOR SALE**  
**SALE PRICE: \$250/SF**  
Seller Financing Available

# 3855 PRECISION DRIVE / UNIT 4B

Formerly home to UCHHealth this space is currently configured to accommodate open office users. Also, a portion of the finishes can be removed to create a functional mix of office and warehouse space with good clear height and loading via the 12' x 12' OHDs. Centrally located within the Centerra community in Loveland, CO and in close proximity to the I-25 & Hwy 34 Interchange. Numerous retail and restaurants in close proximity. Building signage available.

## PROPERTY FEATURES

<b>Available to Purchase</b>	13,587 RSF
<b>Available to Lease</b>	Unit A: 4,907
<b>Zoning</b>	PUD
<b>Signage</b>	Building
<b>Year Built</b>	2006
<b>Ceiling Height</b>	18'
<b>Parking</b>	94 Spaces
<b>Loading</b>	2 OHDs (12'x12')



# FLOOR PLAN

INTERIOR WALLS CAN BE REMOVED TO CREATE 18' CLEAR WAREHOUSE W/ 12'X12' OHD



# PROPERTY AREA



# PROPERTY AREA



DEMOGRAPHICS <small>CoStar, 2023</small>			
	3 Mile	5 Mile	10 Mile
<b>2023 Population</b>	23,901	71,044	285,740
<b>Annual Growth (23-28)</b>	1.70%	1.00%	0.90%
<b>2023 Households</b>	9,976	28,649	113,069
<b>Avg. Household Income</b>	\$125,907	\$109,402	\$109,231

TRAFFIC COUNTS <small>CDOT, 2022</small>	
	VPD
<b>I-25</b>	84,464
<b>Hwy 392</b>	14,671
<b>Hwy 34</b>	49,484
<b>Hwy 257</b>	13,989

**JOANN** **OLD NAVY** **FIVE BELOW** **target**  
**SPORTSMAN'S WAREHOUSE** **ROSS** **PETSMART** **Marshalls**

Tuesday Morning **AT&T**  
**SCHEELS** **T-Mobile** **Starbucks**  
**Ziggis COFFEE** **TREK**

49 Miles to DENVER

SUBJECT PROPERTY

52 Miles to CHEYENNE

FORT COLLINS

LOVELAND

WINDSOR

GREELEY





## CONTACT

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