

3,467 SF AVAILABLE FOR SUBLEASE

5250 HAHNS PEAK DR - FDC II

LOVELAND, CO 80538



Realberry

5250 HAHNS PEAK DRIVE - FDC II

Loveland, CO 80538

PROPERTY HIGHLIGHTS

5250 Hahns Peak Drive is a 32,194 square foot office building within the Centerra Master Planned Community at I-25 and Highway 34. Located in the FDC Office Campus, the property features brick veneer, timber accents, and landscaped courtyards. The office park offers multiple buildings that can accommodate a larger campus user, and it is walking distance from an abundance of restaurants and amenities including In-N-Out Burger, Chick-fil-A, Starbucks, Old Chicago Pizza + Taproom.



Landscaped Courtyards



Excellent Views



Convenient Access to I-25



Surrounded by Countless Restaurants and Amenities



Within the Centerra Master Planned Community

PROPERTY FEATURES

Building Size:	32,194 SF
Available Size:	3,467 SF
Sublease Rate:	\$18.04 SF NNN
NNN (2026):	\$12.08/SF
Sublease Expiration:	10/31/27
Year Built:	1999
Stories:	2
Parking:	4/1,000 SF



5250 HAHNS PEAK DRIVE - FDC II

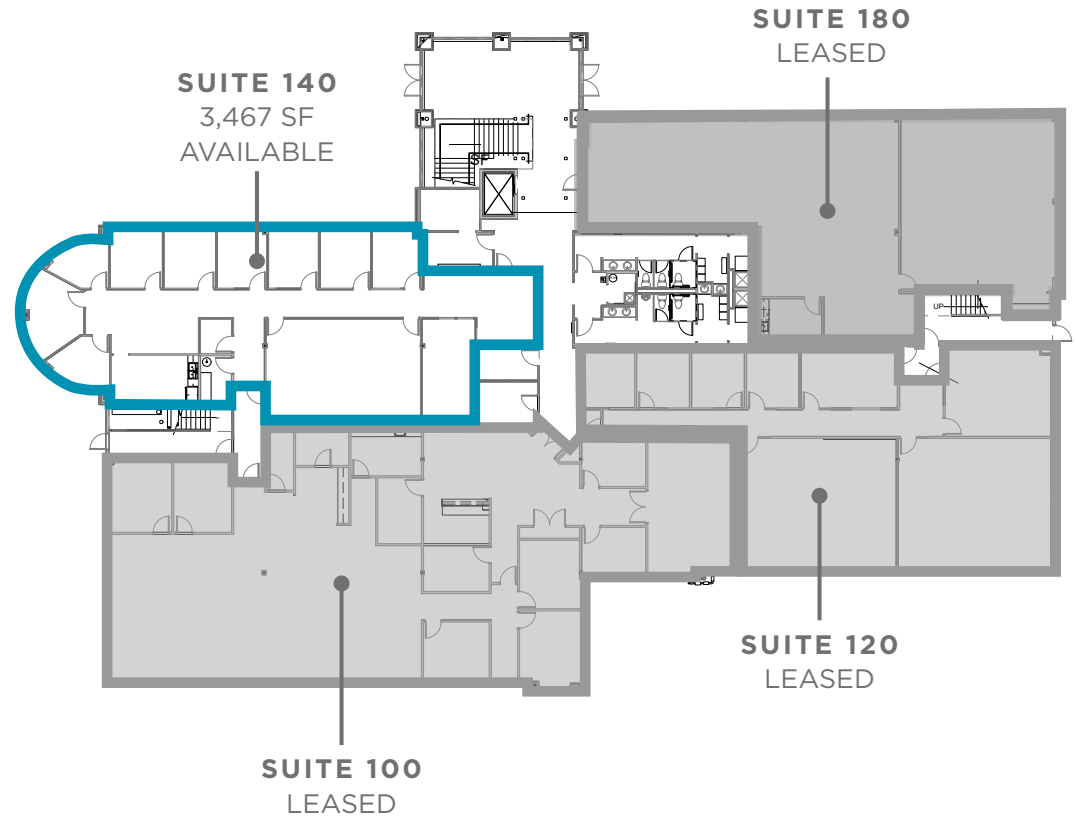
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FLOOR PLAN

FIRST FLOOR

3,467 SF AVAILABLE

SUBLEASE RATE: \$18.04 SF NNN



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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 tradeoff. 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



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

The Promenade Shops
at CENTERRA

MetroLux

Walmart
Distribution Center

**SUBJECT
PROPERTY**

LY
LOVELAND
YARDS

RAILWAY
PLAZA

KINSTON
CENTERRA



To Estes Park
Eisenhower Boulevard

THE HOME DEPOT

sam's club

Walmart
Supercenter

LOWE'S

KOHL'S



Boyd Lake Avenue
43,997 VPD

Ford

Loveland
Sports Park

County Road 20E



85,224 VPD

DEMOGRAPHICS

CoStar, 2026

	3 Miles	5 Miles	10 Miles
2025 Population (Pop.)	25,555	71,078	267,808
2030 Pop. Projection	26,892	74,342	282,406
2025 Households (HH)	10,635	29,056	104,307
Avg. HH Income	\$119,722	\$117,865	\$125,978

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