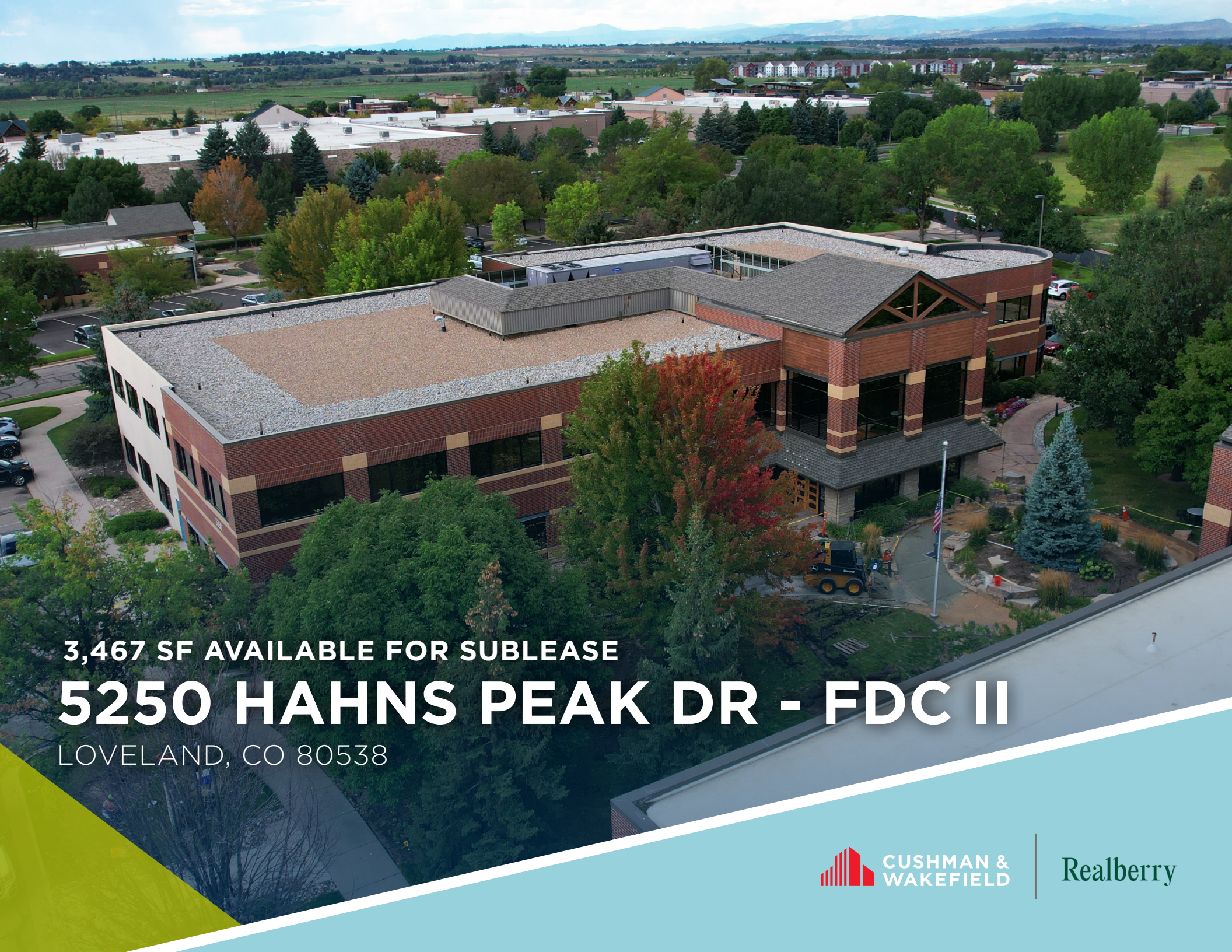




3,467 SF AVAILABLE FOR SUBLEASE

**5250 HAHNS PEAK DR - FDC II**

LOVELAND, CO 80538



CUSHMAN &  
WAKEFIELD

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

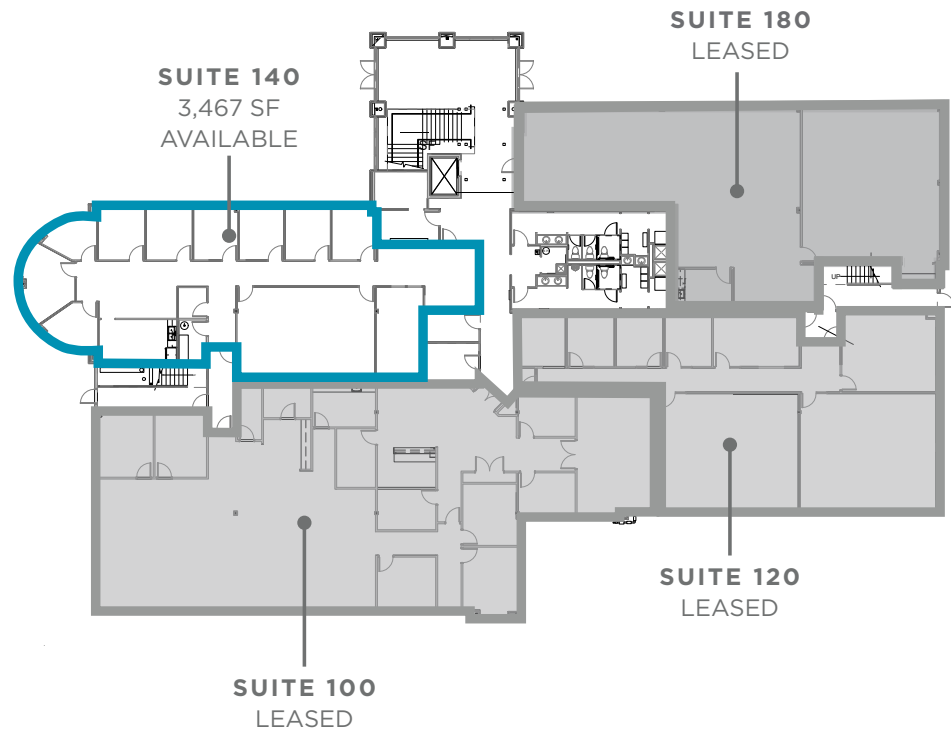
Loveland, CO 80538

## FLOOR PLAN

### FIRST FLOOR

3,467 SF AVAILABLE

SUBLEASE RATE: \$18.04 SF NNN



# 5250 HAHNS PEAK DRIVE - FDC II

Loveland, CO 80538



## Much is here. Much more is coming.

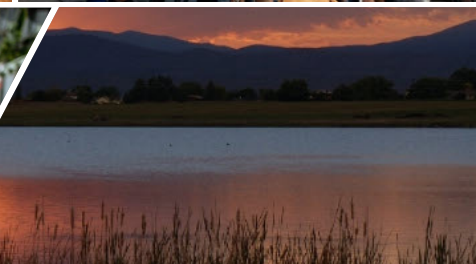
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



150+ Companies



3,000+ Homes Today

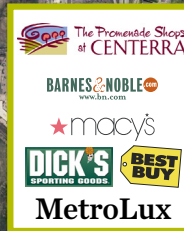


2 Lakes, 10+ miles of trails (and growing), almost 300 acres of open space



26 Acre sculpture park and outdoor performance venue

# AMENITIES MAP



**SUBJECT  
PROPERTY**



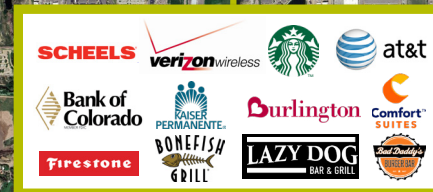
Boyd Lake Avenue  
5,710 VPD

43,997 VPD



County Road 20E

To Estes Park Eisenhower Boulevard



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 |

## FOR MORE INFORMATION, CONTACT:

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