

FOR LEASE

2915 ROCKY MOUNTAIN AVENUE | Loveland, CO 80538



CLASS A LAKEFRONT OFFICE AT RANGEVIEW THREE

PROPERTY TYPE:
OFFICE

AVAILABLE:
8,212 - 20,212 RSF

LEASE RATE:
\$19.95 - \$21.00/RSF NNN

Located within the prestigious Rangeview Office Campus in Centerra, Northern Colorado's premier business address, this Class A office opportunity offers stunning mountain and lake views, abundant natural light, and immediate access to the region's top amenities.

A rare full first-floor opportunity with a dedicated entrance is ideally suited for education, urgent care, professional services, behavioral health, and other client-focused users, while a third-floor suite offers the same impressive mountain and lake views in a professional, Class A environment.

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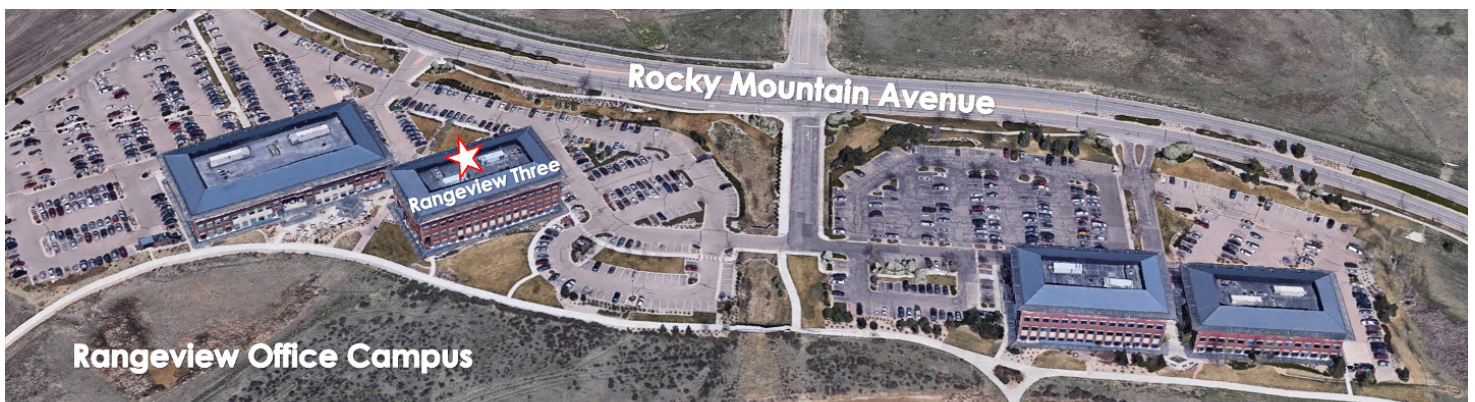
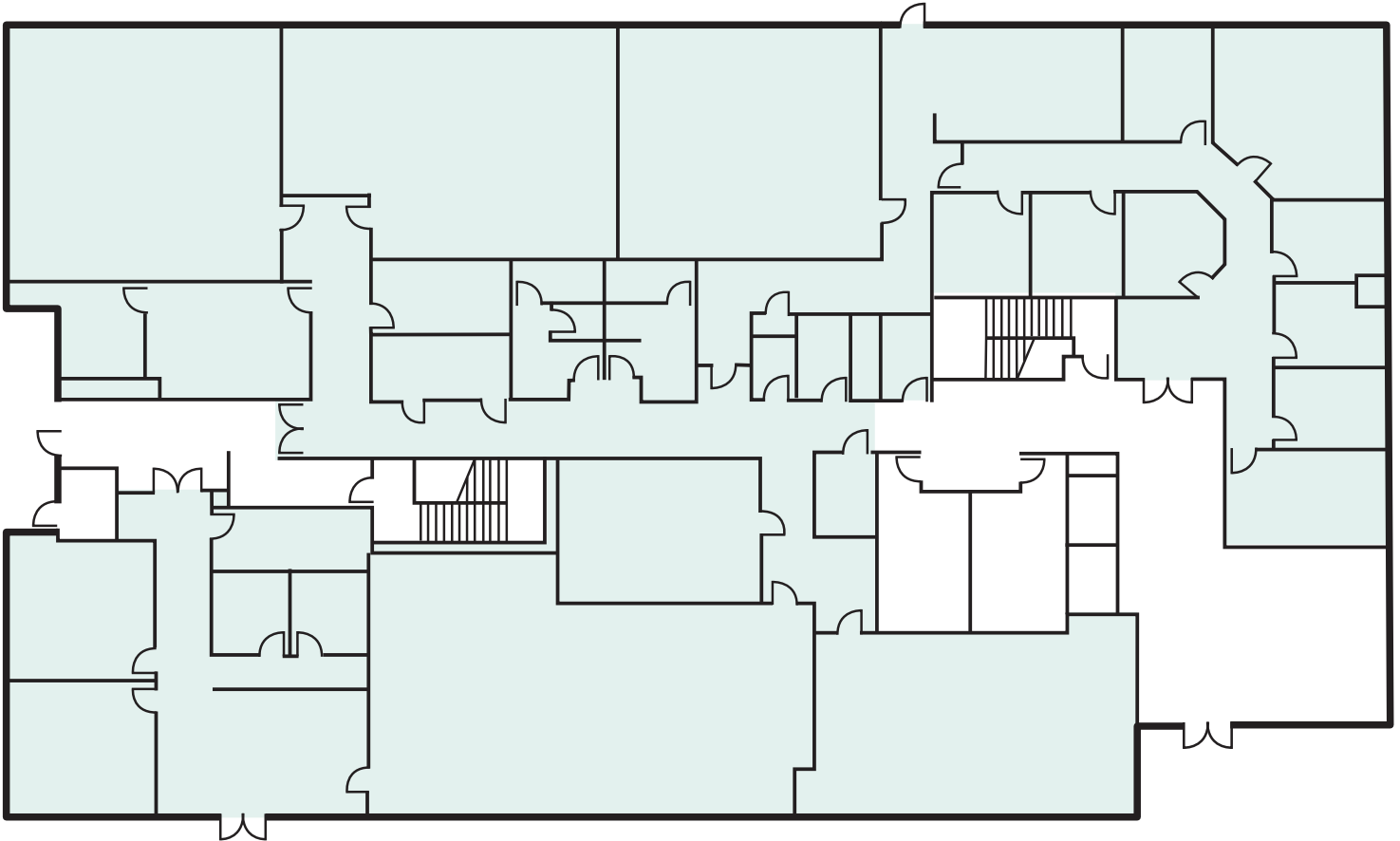
RON KUEHL Broker
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SUITE 100 FEATURES:

- Seven private offices
- Four conference rooms (varying sizes)
- Large break area with private patio
- Multiple classrooms
- Dedicated entrance with exterior building signage
- Work rooms
- Collaborative space
- Locker rooms

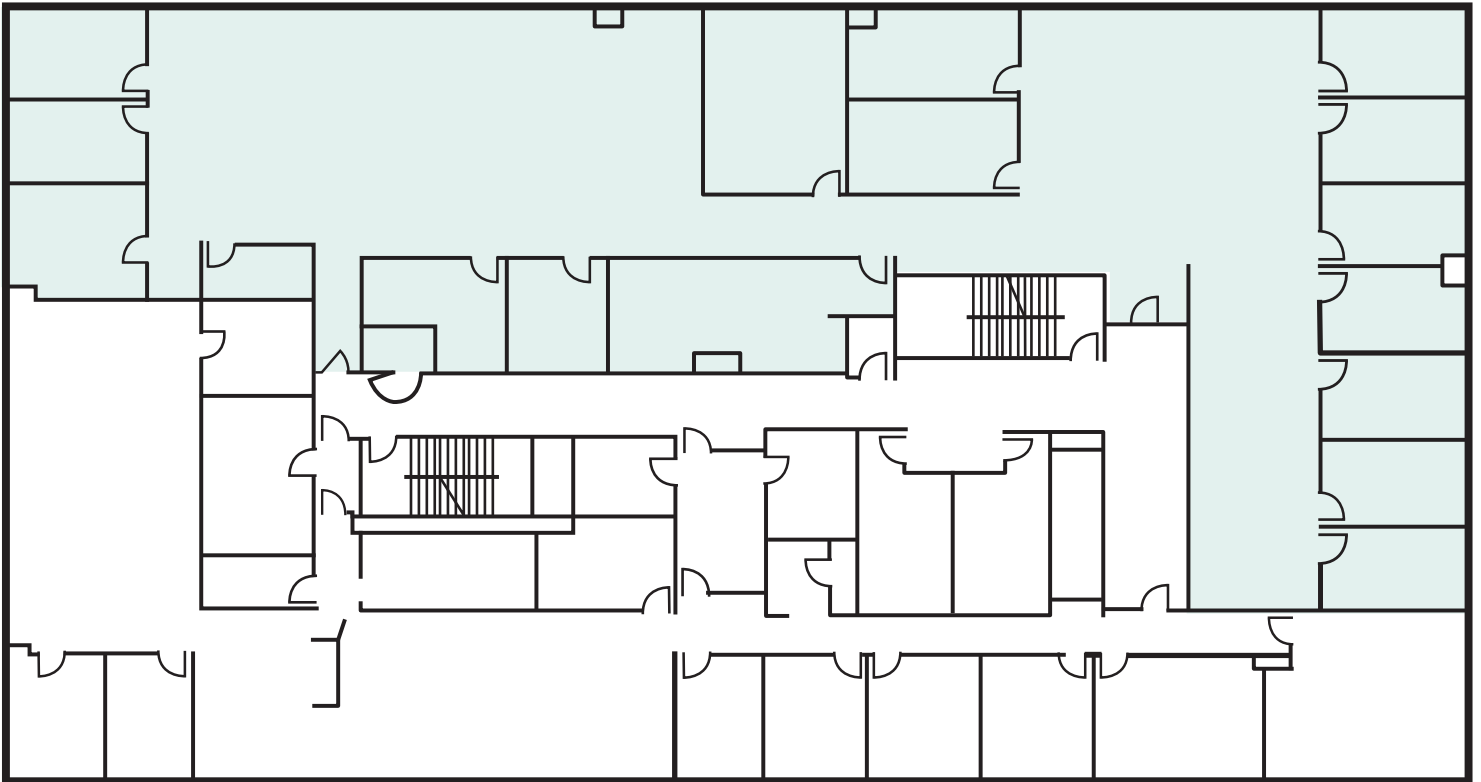
FIRST FLOOR (SUITE 100): 12,000 RSF



SUITE 340 FEATURES:

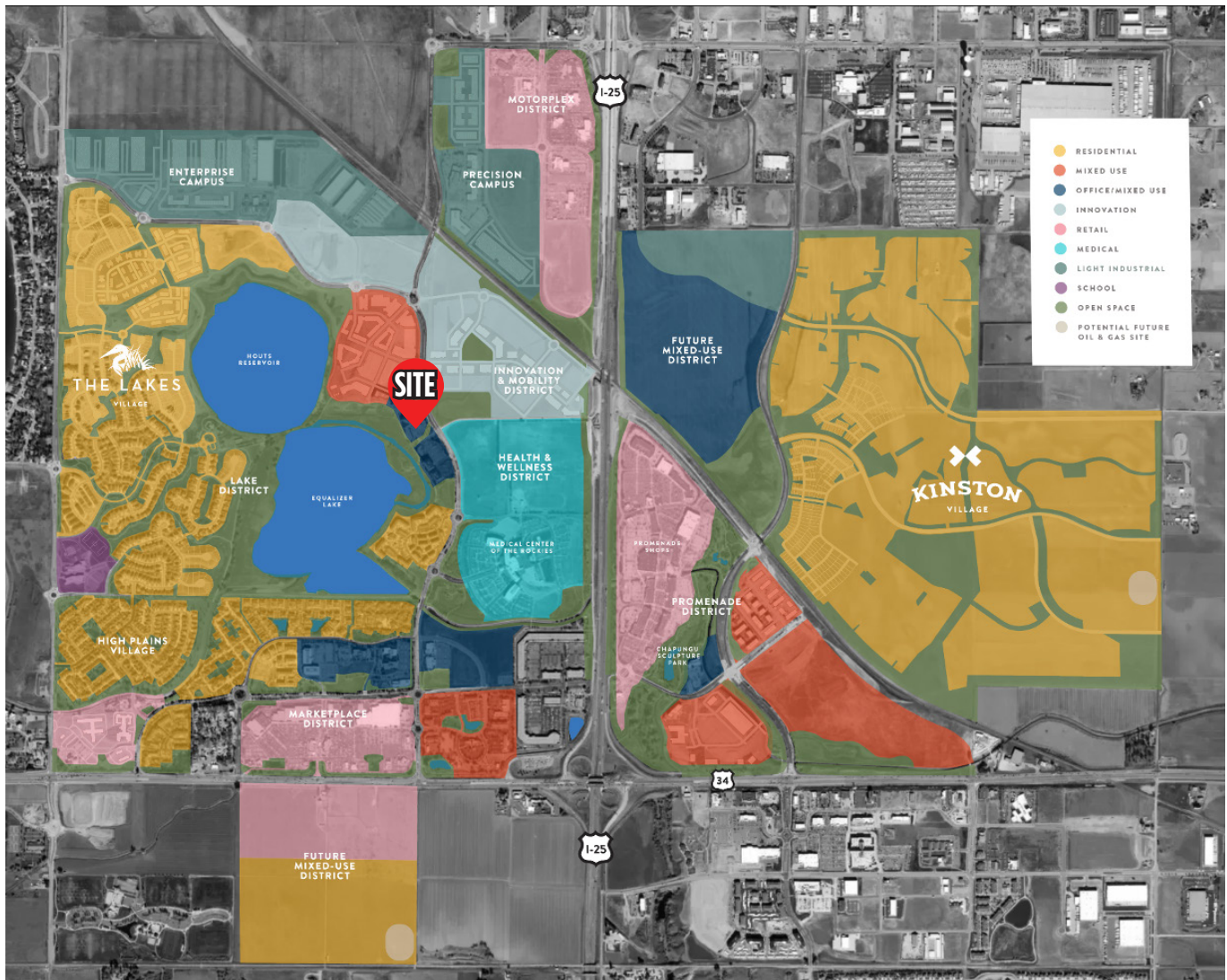
- 10 offices along with window line with mountain and lake views
- Three conference rooms (varying sizes)
- Open workspaces
- Break room
- Storage space
- Elevator exposure

THIRD FLOOR (SUITE 340): 8,212 RSF (can be demised)



CENTERRA MASTER PLANNED COMMUNITY:

- 4/1,000 parking ratio
- Located along the shores of Equalizer Lake and adjacent to the 250-acre High Plains Environmental Center, office users will enjoy a setting unlike anywhere else in Northern Colorado
- Amenities include miles of lakefront trails, fantastic pedestrian connectivity, restaurants, retail and fitness gyms
- Economic hub employing over 7,000 people
- Adjacent to Medical Center of the Rockies (MCR), Centerra Marketplace, and the Promenade Shops at Centerra
- Offers convenient connection to the Centerra-Loveland mobility hub, featuring express bus transit from Fort Collins to Denver
- Minutes from the Northern Colorado Regional Airport



AREA INFORMATION

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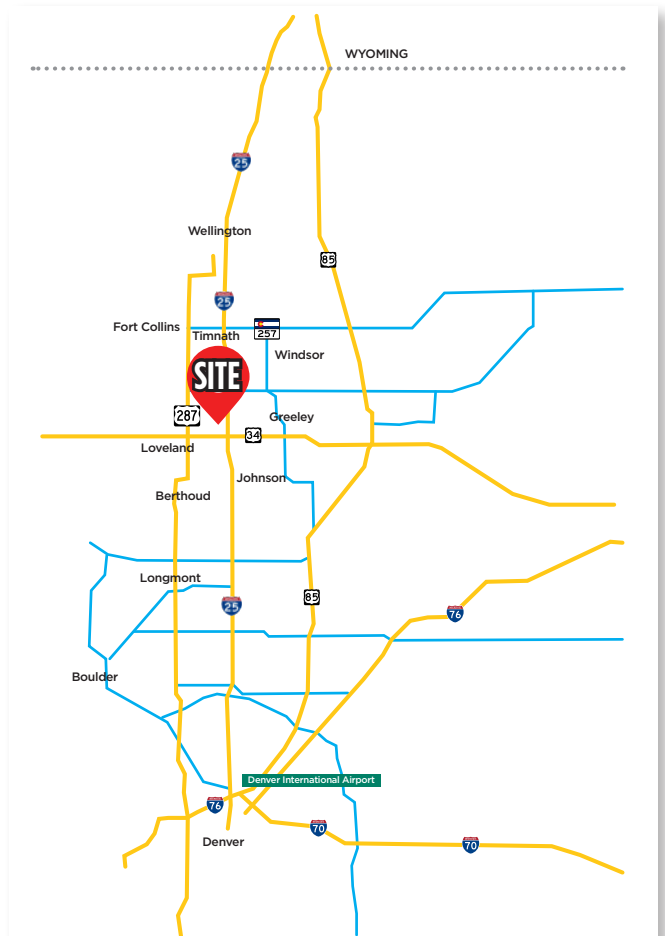


ABOUT NORTHERN COLORADO:

Northern Colorado is one of the fastest growing and most economically vibrant regions in the Mountain West. Strategically located along the I-25 corridor between Denver and Cheyenne, the region provides access to a highly educated workforce, a diverse economic base, and exceptional quality of life.

Home to Colorado State University and the University of Northern Colorado, Northern Colorado benefits from a strong pipeline of talent supporting industries including technology, healthcare, advanced manufacturing, professional services, energy, and agriculture. The region's growing population, business-friendly environment, and access to major transportation networks continue to attract employers ranging from innovative startups to national and international corporations.

Centerra sits at the heart of this growth, offering businesses a premier location within one of Colorado's most established mixed-use developments.



Area Demographics			
	2 Miles	5 Miles	10 Miles
Population			
2025 Population	10,022	72,302	287,391
Annual Growth 2025-2030 (projected)	1.40%	0.90%	1.10%
Median Age	36.7	40.2	39.4
Bachelor's Degree or Higher	52%	43%	45%
Households			
2025 Households	4,474	29,460	112,510
2030 Household Projections	4,796	30,768	118,393
Total Specified Consumer Spending (\$)	\$158.7M	\$1.1B	\$4.4B
Income			
Avg. Household Income	\$117,363	\$120,175	\$125,022
Median Household Income	\$83,114	\$93,931	\$101,928

*Source, CoStar

Fort Collins

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Loveland

200 E. 7th Street, Suite 418
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Greeley

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