



3,178-32,211 SF AVAILABLE FOR SALE OR LEASE

5100 HAHNS PEAK DRIVE - FDC IV

LOVELAND, CO 80538



CUSHMAN &
WAKEFIELD

Realberry

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PROPERTY HIGHLIGHTS

5100 Hahns Peak Drive is a 32,211 square foot office building within the Centerra Master-Planned Community at I-25 and Highway 34. Each floor is approximately 16,106 SF and could be demised further to meet a user's needs. The entire building is available for sale and there is the potential to split the building into condominiums. The building is within the FDC Office Campus which 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:	32,211 SF
Available Size:	3,178-32,211 SF
Year Built:	2005
Stories:	2
Parking:	4 : 1,000
Sale Price:	\$4,832,000 (\$150/SF)
Lease Rate:	\$19.00/SF NNN
NNN (2026):	\$15.00/SF (Est.)

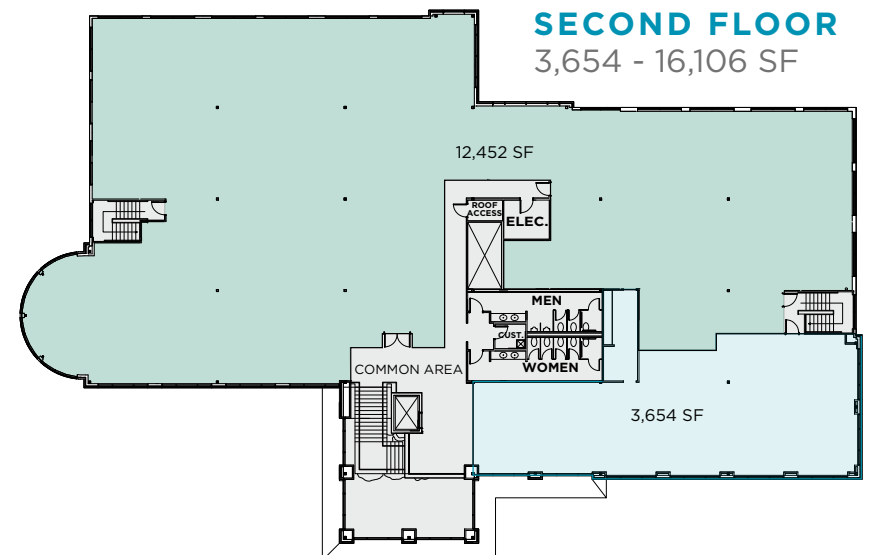
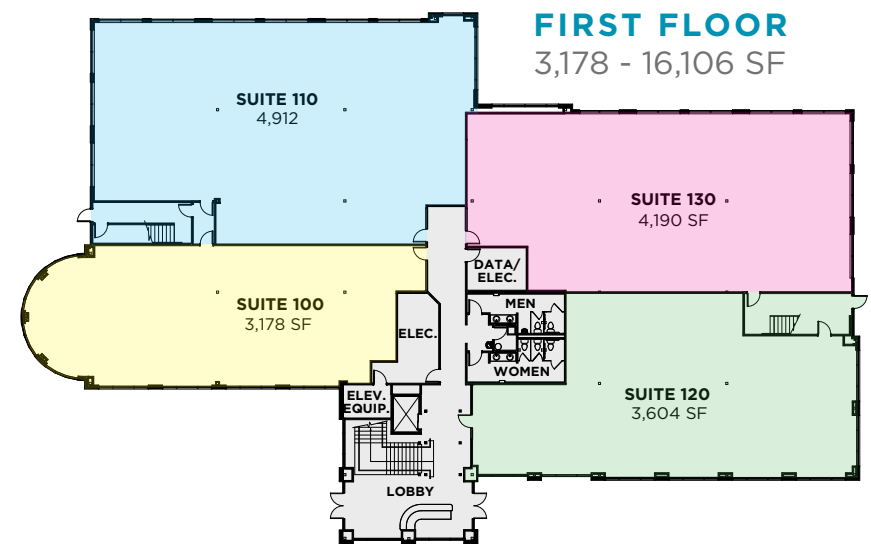


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CONCEPTUAL PLANS

3,178-32,211 SF AVAILABLE
LEASE RATE: \$19.00/SF NNN



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Much is here. Much more is coming.

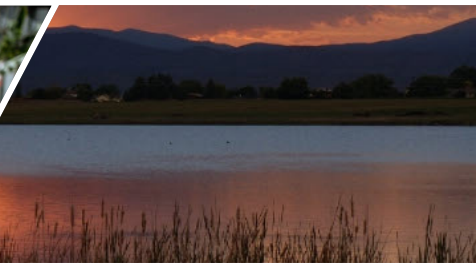
At I-25 and Highway 34, Centerra is the established hub of Northern Colorado. And the near future of Centerra is an intersection of crafted and curated experiences. A place where business and community come together in unexpected ways—around food, nature and culture. A regional destination filled with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



150+ Companies



3,000+ Homes Today

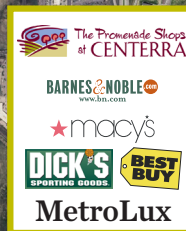


2 Lakes, 10+ miles of trails (and growing), almost 300 acres of open space



26 Acre sculpture park and outdoor performance venue

AMENITIES MAP



**SUBJECT
PROPERTY**



Boyd Lake Avenue 5,710 VPD



43,997 VPD



County Road 20E



85,224 VPD

DEMOGRAPHICS

CoStar, 2026

	3 Mile	5 Mile	10 Mile
2025 Population (Pop.)	26,347	72,765	268,862
2030 Pop. Projection	27,691	76,028	283,399
2025 Households (HH)	10,944	29,785	104,851
Avg. HH Income	\$119,410	\$117,226	\$125,869

FOR MORE INFORMATION, CONTACT:

COLE HERK, CCIM
Senior Director
+1 970 690 6005
cole.herk@cushwake.com

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 | Fort Collins, CO 80525
+1 970 776 3900 | cushmanwakefield.com



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