

CLASS A OFFICE SPACE IN CENTERRA

JUST SOUTHWEST OF INTERSTATE 25 AND CROSSROADS BOULEVARD

FOR LEASE or SALE

3755 PRECISION DRIVE #140

LOVELAND, CO 80538

BELOW MARKET LEASE RATE!



HIGH QUALITY OFFICE CONDO UNIT AVAILABLE

Available:	4,702± SF
Sale Price:	\$1,387,090 (\$295.00± / SF)
Lease Rate:	\$10.00 / SF NNN (2022 NNN's estimated at \$12.30/SF)
Year Built:	2006
Zoning:	P-59 - Millennium Addition, (PUD)
Timing:	Available immediately
Parking:	An abundance of shared parking spaces

High quality office/flex condo unit located within Centerra and is part of the Flex Two condominium development. The unit is built out as high-quality office space. The building was designed as an industrial flex property and this condo has been constructed to accommodate the addition of an overhead - ground level door. The space was formally the home to SAFEbuilt construction engineering.

For more information:

Joe Palieri, CCIM

+1 970 215 4713
joep@affinitycre.com

NAI Affinity

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202
Fort Collins, CO 80525
+1 970 663 3150

naiaffinity.com

FLOOR PLAN

SUITE 140 - 1

SUITE 140 - 2



AVAILABLE

SUITE 140-1 - 4,702± SF

FOR LEASE

UNIT 140-1 4,702± SF
\$10.00 / SF NNN

FOR SALE

SUITE 140-1: 4,702± SF
\$295.00 / SF
(\$1,387,090)

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LOCATION



PHOTOS



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EXECUTIVE SUMMARY

DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2021 Est. Population	20,236	68,178	168,027
2026 Projected Population	22,454	76,154	185,866
2021 Avg. Household Income	\$134,154	\$110,053	\$109,770
Bachelor's Degree or Higher	48.5%	43.1%	39.9%
Median Age	42.6	40.3	39.6
Daytime Employment	17,376	38,660	83,144

Source: Site To Do Business, March 2022

NEARBY MAJOR EMPLOYERS

Banner Health Colorado	5,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	7,676	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,591
OtterBox	830	Weld County School District	2,017
Poudre School District R1	3,492	Woodward Inc.	1,590

Source: BizWest 2021 Book of Lists

DRIVE TIMES

- Crossroads Blvd 2 MINS
- Interstate 25 3 MINS
- Medical Center of Rockies 4 MINS
- US Hwy 34 5 MINS
- Northern Colorado Regional Airport 6 MINS
- Windsor 7 MINS
- Fort Collins 11 MINS
- Greeley 16 MINS
- Cheyenne, WY 45 MINS
- Denver/DIA 49 MINS



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NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce. Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

CENTRAL LOCATION

Rapidly growing location with quick access to the region via Highway 34, Interstate 25 and Highway 257.

GROWING POPULATION

Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 925,000 people in the region.

TOP-NOTCH EDUCATION

Colorado State University (33,996+ students) and the University of Northern Colorado (12,930+ students) contribute to the local economy.

SERVICES & AMENITIES

Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.

RESIDENTIAL DEVELOPMENT

Up to 1,200 new homes are planned directly north of the Site, which is included within the Encore master planned development.

NEARBY ATTRACTIONS



NORTHERN COLORADO ACCOLADES

Continually being recognized on "top and best of" lists.

- Fort Collins ranks #5, 'Best Places to Live 2020-21', U.S. News. October 2020
- Windsor ranks #1, 'Colorado's Safest Cities of 2020', SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Greeley MSA ranks as seventh-fastest-growing in country. U.S. Census Bureau, April, 2019
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County (East and Southeast of site) leads all of Colorado with more than 16,500 active oil and gas wells. www.cogoa.org