

# Go prospecting for opportunity!

Visit [mcwhinney.com](http://mcwhinney.com) for information about current availability at these Centerra locations:

## RETAIL

- ▶ Centerra East
- ▶ High Plains Neighborhood Center at Centerra
- ▶ Marketplace at Centerra
- ▶ Motorplex at Centerra

## OFFICE

- ▶ Precision Drive Business Park
- ▶ Factual Data Campus
- ▶ Hahns Peak One
- ▶ Hahns Peak Two
- ▶ Rangeview Office Campus

Learn what makes Centerra exceptional at [centerra.com](http://centerra.com).

*“McWhinney are big supporters of making this a growing community. With that you attract high-quality labor, you have nice parks, nice facilities for your employees to take advantage of.”*

James Donnan, Former CEO  
Kroll Factual Data



Already more than 150 businesses with nearly 7,500 employees have found success in the heart of Northern Colorado.

You're next.

**SOMETHING EXCEPTIONAL IS BUILDING AT CENTERRA.**

### ACCOLADES FOR THE ECONOMY

- ▶ Nation's No. 1 Boomtown – Loveland, SmartAsset
- ▶ No. 2 in Top 20 Boom Villages (population < 1 million), Business 2.0
- ▶ No. 2 Best Job Growth Rates in Colorado, Colorado Legislative Council

*“... we were able to attract high-quality employees with our beautiful store and the accessibility of quality housing, shopping and dining in this one location.”*

Christina Dawkins, Dealer Principal, CO's BMW Center Motorplex at Centerra



CENTERRA IS MORE THAN DIFFERENT.  
IT'S EXCEPTIONAL.

# Centerra offers what no other master-planned community can.

Centerra, located in Loveland, is a **forward-thinking business environment** with sustainability and stewardship of the environment as key objectives.

With 275 acres of open space woven throughout the community, businesses find Centerra is the **perfect balance between thoughtful development and nature**. It's a synchronicity that attracts and retain employees.



# Centerra's business opportunities are just getting started.

McWHINNEY, a comprehensive real estate development, investment and management firm in Colorado with a 26-year track record, has plans for more than 15-million square feet of office, commercial, retail, automotive and medical facilities as well as light industrial space over the next 20 years and beyond.

Centerra offers **LEED-certified Class A office space** and flex office space, campus locations ideal for **corporate headquarters**, areas dedicated to **manufacturing and light industrial opportunities** and big-box concept and smaller franchise **retail space**.

## TRANSIT-ORIENTED DEVELOPMENT

Centerra is the only TOD community in Northern Colorado with local transit and a Bustang Bus Rapid Transit (BRT) stop to Ft. Collins and downtown Denver.



## EMPLOYEES RAVE ABOUT...

- ▶ Taking a walk or going for a bike ride on Centerra's four miles of trails
- ▶ Lots of choices for lunch or a get-together after work
- ▶ Free parking!
- ▶ Chapungu Sculpture Park's 84 stone sculptures, water features and meandering paths
- ▶ Convenient shopping at the Promenade Shops at Centerra and the Marketplace at Centerra
- ▶ Topnotch medical services at UHealth Medical Center of the Rockies

## SUCCESSFUL BUSINESSES THAT HAVE ALREADY SET UP SHOP AT CENTERRA:

- ▶ Factual Data
- ▶ Heska
- ▶ Motorplex at Centerra
- ▶ Hampton Inn at Centerra
- ▶ Crop Production Services
- ▶ Compass Bank
- ▶ P.F. Chang's
- ▶ Target
- ▶ And more than 140 more!



## ACCESS TO A HIGHLY EDUCATED WORKFORCE

Forty-five percent of area residents hold a college or professional degree.

*"By selecting McWhinney for our real estate needs, we have found you get more than a routine developer, you get a partner that is focused on your needs and the needs of the Centerra community long term."*

Sherri Heckel Kuhlmann  
Chief Counsel, Agrium Retail