



SPRING CREEK OFFICE PARK

2001 SOUTH SHIELDS STREET | BUILDING B

FORT COLLINS, COLORADO 80526

SALE PRICE: \$600,000 (\$137/SF)

CAP RATE: 8.95%



100% LEASED MEDICAL OFFICE INVESTMENT



Located in the desirable Spring Creek Office Park, 2001 S Shields Street, Building B in Fort Collins, presents an exceptional investment opportunity with a strong 8.95% cap rate. This well-maintained 4,383 SF office building, constructed in 1989, is 100% leased to four established tenants, offering immediate and stable cash flow. Currently demised into four suites, the property provides flexibility and tenant diversity within a professional setting. Centrally positioned in Fort Collins, the asset benefits from convenient access to major corridors, nearby amenities, and a highly sought-after business environment. Ample on-site parking further enhances tenant appeal, making this a turnkey investment opportunity in one of Northern Colorado's most dynamic commercial markets.

BUILDING HIGHLIGHTS

BUILDING SIZE

±4,383 SF

YEAR BUILT

1989

OCCUPANCY

100%

BUILDING TYPE

Office

CAP RATE

8.95%

SALE PRICE

\$600,000

STORIES

2

PARKING

25 Spaces



TENANT OVERVIEW

Tenant name	Dental Hygiene Haven and Holistic Smiles
Status	Leased
Term Expiration	November 30, 2026
Suite #	100



Dental Hygiene Haven is an independent dental hygiene practice in Fort Collins that focuses on personalized, preventative care with a gentle, holistic approach. It emphasizes patient education, comfort, and the use of alternative and herbal methods when appropriate.

Tenant name	Larimer County Democrats
Status	Leased
Term Expiration	April 30, 2029
Suite #	120



Larimer County Democrats is a local political organization that works to engage residents in the democratic process, promote community issues, and support candidates who align with its values. It provides resources for voting, volunteering, and civic involvement while focusing on building a stronger, more inclusive community.

Tenant name	Ruth Waller-Liddle Physical Therapy and Pilates
Status	Leased
Term Expiration	December 1, 2026
Suite #	150



Ruth Waller-Liddle Physical Therapy and Pilates is a wellness practice that blends evidence-based physical therapy with personalized Pilates training to help clients move with strength, balance, and confidence.

Tenant name	Naturally Balanced, LLC
Status	Leased
Term Expiration	January 31, 2029
Suite #	200



Natural Balance LLC is a Fort Collins-based wellness company that focuses on stress management, spiritual healing, and holistic health practices. It offers services like biofeedback, energy healing, and coaching to help clients achieve balance in their mental, physical, and emotional well-being.

CASH FLOW ANALYSIS

PURCHASE PRICE: \$600,000

Cap Rate: 8.95%

FINANCING	
LOAN AMOUNT:	\$450,000.00
EQUITY \$:	\$150,000.00
EQUITY %:	25.00%
TERM (YRS):	20
INTEREST RATE:	5.00%

TENANT	TENANT SHARE	SIZE:	CURRENT RATE:	ESCALATOR:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Dental Hygiene Haven & Holistic Smiles	44%	1,950	\$15.85	3.0%	30,900.00	31,827.00	32,781.81	33,765.26	34,778.22	35,821.57	36,896.22	38,003.10	39,143.20	40,317.49	41,527.02
Larimer County Democrats	22%	948	\$16.52	3.0%	15,658.88	16,128.65	16,612.51	17,110.88	17,624.21	18,152.93	18,697.52	19,258.45	19,836.20	20,431.29	21,044.23
Ruth S. Waller	11%	474	\$39.11	3.0%	18,540.00	19,096.20	19,669.09	20,259.16	20,866.93	21,492.94	22,137.73	22,801.86	23,485.92	24,190.49	24,916.21
Naturally Balanced, LLC	23%	1,011	\$22.67	3.0%	22,915.44	23,602.90	24,310.99	25,040.32	25,791.53	26,565.28	27,362.23	28,183.10	29,028.59	29,899.45	30,796.44
NNN Income	22%	948	\$8.45	3.0%	8,012.44	8,252.82	8,500.40	8,755.41	9,018.07	9,288.62	9,567.28	9,854.29	10,149.92	10,454.42	10,768.05

TOTAL SQ. FT.	4,383														
POTENTIAL RENTAL INCOME:					96,027	98,908	101,875	104,931	108,079	111,321	114,661	118,101	121,644	125,293	129,052
Less Vacancy:		3.00%			-2,900	-2,987	-3,077	-3,169	-3,264	-3,362	-3,463	-3,567	-3,674	-3,784	-3,898

GROSS OPERATING INCOME:					93,777	96,591	99,489	102,473	105,547	108,714	111,975	115,334	118,794	122,358	126,029
--------------------------------	--	--	--	--	--------	--------	--------	---------	---------	---------	---------	---------	---------	---------	---------

Less Operating Expenses:															
Less Operating Expenses:															

Taxes:	\$5.14	\$22,512.87	22,513	23,188	23,884	24,600	25,338	26,099	26,882	27,688	28,519	29,374	30,255
Insurance:	\$0.93	\$4,080.00	4,080	4,202	4,328	4,458	4,592	4,730	4,872	5,018	5,168	5,323	5,483
Association Dues	\$2.38	\$10,452.00	10,452	10,766	11,089	11,421	11,764	12,117	12,480	12,855	13,240	13,637	14,047
Utilities:	\$0.69	\$3,010.00	3,010	3,100	3,193	3,289	3,388	3,489	3,594	3,702	3,813	3,927	4,045
Total Operating Expenses:	\$9.14		40,055	38,156	39,301	40,480	41,694	42,945	44,234	45,561	46,927	48,335	49,785

NET OPERATING INCOME (NOI):					53,723	58,435	60,188	61,993	63,853	65,769	67,742	69,774	71,867	74,023	76,244
------------------------------------	--	--	--	--	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

BUILDING VALUATION:					600,252	652,900	672,487	692,662	713,442	734,845	756,890	779,597	802,985	827,074	
VALUE PER SQ. FT.:					136.95	148.96	153.43	158.03	162.77	167.66	172.69	177.87	183.20	188.70	
CAP =		8.95%													

ANNUAL DEBT SERVICE:															
PRINCIPAL					13,443	14,131	14,854	15,614	16,412	17,252	18,135	19,063	20,038	21,063	
INTEREST					22,195	21,507	20,784	20,024	19,225	18,386	17,503	16,575	15,600	14,575	
TOTAL DEBT SERVICE (ANNUAL):					35,638	35,638	35,638	35,638	35,638	35,638	35,638	35,638	35,638	35,638	

CASH FLOW ANALYSIS

DEBT SERVICE COVERAGE RATIO:		1.51	1.64	1.69	1.74	1.79	1.85	1.90	1.96	2.02	2.08
LOAN TO VALUE RATIO:		75.0%	66.9%	62.8%	58.8%	54.9%	51.1%	47.3%	43.6%	40.0%	36.4%
NET CASH FLOW:		18,085	22,797	24,550	26,356	28,215	30,131	32,104	34,136	36,230	38,386
CASH ON CASH ROI		12.06%	15.20%	16.37%	17.57%	18.81%	20.09%	21.40%	22.76%	24.15%	25.59%
LEVERAGED ROI		21.02%	24.62%	26.27%	27.98%	29.75%	31.59%	33.49%	35.47%	37.51%	39.63%
CASH FLOW + PRINCIPAL EQUITY GAIN:		31,528	36,928	39,404	41,969	44,628	47,383	50,239	53,199	56,267	59,449
BUILDING VALUE (SALE):	CAP = 7.95%	735,026	757,077	779,789	803,183	827,278	852,097	877,660	903,989	931,109	959,042
LESS PURCHASE PRICE:		-600,000	-600,000	-600,000	-600,000	-600,000	-600,000	-600,000	-600,000	-600,000	-600,000
LESS SELLING EXPENSES:	COMM. % 3.00%	-22,051	-22,712	-23,394	-24,095	-24,818	-25,563	-26,330	-27,120	-27,933	-28,771
ESTIMATED GAIN ON SALE OF BLDG IF SOLD:		112,975	134,365	156,395	179,087	202,460	226,534	251,330	276,870	303,176	330,271
NET CUMULATIVE GAIN IF SOLD (CASH + PRIN):		44,971	51,058	54,257	57,583	61,040	64,635	68,373	72,261	76,305	80,511
IRR (IF SOLD):		96.3%	52.5%	40.2%	34.4%	31.0%	28.7%	27.2%	26.0%	25.1%	24.3%

IRR CALCULATIONS

Year 0	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000
Year 1	\$294,503	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085	\$18,085
Year 2		\$321,292	\$22,797	\$22,797	\$22,797	\$22,797	\$22,797	\$22,797	\$22,797	\$22,797	\$22,797
Year 3			\$345,799	\$24,550	\$24,550	\$24,550	\$24,550	\$24,550	\$24,550	\$24,550	\$24,550
Year 4				\$371,056	\$26,356	\$26,356	\$26,356	\$26,356	\$26,356	\$26,356	\$26,356
Year 5					\$397,088	\$28,215	\$28,215	\$28,215	\$28,215	\$28,215	\$28,215
Year 6						\$423,917	\$30,131	\$30,131	\$30,131	\$30,131	\$30,131
Year 7							\$451,569	\$32,104	\$32,104	\$32,104	\$32,104
Year 8								\$480,068	\$34,136	\$34,136	\$34,136
Year 9									\$509,443	\$36,230	\$36,230
Year 10										\$539,720	\$539,720
IRR:	96.3%	52.5%	40.2%	34.4%	31.0%	28.7%	27.2%	26.0%	25.1%	24.3%	

IRR
down pmt
+net cash flow
+principal reduction
+gain/loss on sale
+initial investment
=IRR

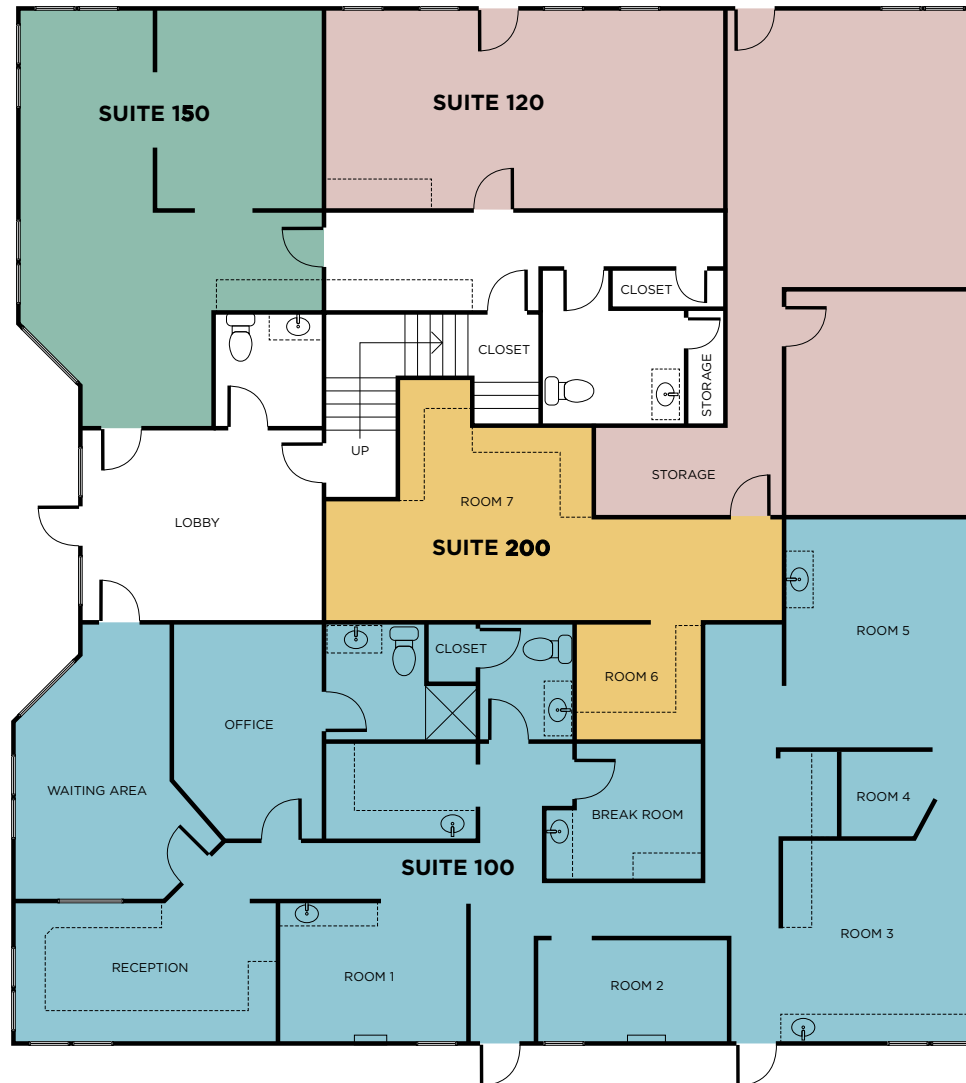
RENT ROLL

TENANT	ADDRESS	SQUARE FEET	CURRENT \$/SF	BASE RENT/YR.	TYPE	ESCALATOR	TERM	EXPIRATION	OPTION PERIODS
Dental Hygiene Haven & Holistic Smiles	Suite 100	1,950	\$15.85	\$30,900.00	Gross	3.00%	2 Years	11/30/2026	(1) Additional Term
Larimer County Democrats	Suite 120	948	\$16.52	\$15,658.88	NNN	3.00%	5 Years	4/30/2029	
Ruth S. Waller	Suite 150	474	\$39.11	\$18,540.00	Gross	3.00%	2 Years	12/1/2026	(1) Additional Term
Naturally Balanced, LLC	Suite 200	1,011	\$22.67	\$22,915.44	Gross + Utilities	3.00%	5 Years	1/31/2029	
		4,383		\$88,014.32					

Average Lease Rate	\$15.85
Total Base Rent/Month	\$7,334.53

FLOOR PLAN

4,383 SF



AERIAL MAP



Colorado State University

27,000 Students
7,500 Faculty & Staff

42,000 Seat
Football Stadium

W. Prospect Rd.

S. Shield St.

E. Prospect Rd.

SUBJECT PROPERTY

The Grove
Student Housing
612 Beds

Natural Resources
Research Center
1,700 Employees

The Summit
Student Housing
700 Beds

WHOLE FOODS MARKET

W. Drake Rd.

W. Drake Rd.

SPROUTS FARMERS MARKET

Mason Corridor
Mass Transit

- 5-Mile north-south byway along existing railway
- 60% of all jobs located within 1 mile

S. College Ave.

W. Horsetooth Rd.

TRADER JOE'S

E. Horsetooth Rd.

TARGET

KING Soopers

W. County Rd. 38

E. Harmony Rd.





**CUSHMAN &
WAKEFIELD**

For more information, please contact:

Travis Ackerman

Executive Managing Director

+1 970 222 6452

travis.ackerman@cushwake.com

Matt Haskell

Urealty Commercial

+1 970 690 1690

mhaskell@urealtyinc.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-214965-V4