

PROFESSIONAL OFFICE FOR SALE OR LEASE

1000 Centre Avenue

Fort Collins, CO 80526

6,443 GLSF

LEASE RATE: \$24.00/SF NNN

NNN: \$10.90/SF (estimated)

SALE PRICE: \$1,950,000

HIGHLIGHTS

- Rare stand-alone professional office building in the core of Fort Collins
- Highly desirable mid-town Fort Collins location near Drake Road and Shields Street
- Located in a well managed office park with excellent medical & professional Co-Tenancy
- Near many desirable amenities including parks, retail, restaurants, medical and CSU
- Concrete roof with 20 year warranty
- Well suited for medical or behavioral health tenants - Landlord willing to participate in TI, dependent on lease terms and tenant credit



MINDFULLY CREATING COMMUNITY

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[CLICK HERE FOR EXTERIOR](#)



Rolland Moore
Park

S. SHIELDS STREET

**SUBJECT
PROPERTY**

CENTRE AVENUE

WORTHINGTON CIRCLE





SITE DETAILS

- **Lot Size:** 0.24 Acres (10,454 SF)
- **Parking:** Approximately 20 surface parking spaces (3.6 spaces per 1,000 SF)
- **Well maintained exterior:** Mature irrigated landscaping and back patio
- **Visibility & Access:** Prominent corner location within the Centre for Advanced Technology Office Park with excellent access from Centre Avenue, Drake Road, and South Shields Street

PROPERTY DETAILS

- **Building Size:** 6,443 sf + 1,857 sf basement/storage
- **Year Built:** 1995, with substantial remodel in 2020
- **Construction:** Masonry exterior with concrete tile hip roof
- **Building Configuration:** Single-story professional office on basement and crawlspace
- **Zoning:** Employment (E), permitting many professional office and medical uses
- **Current Occupancy:** 1,643 SF leased MTM; approximately 4,800 SF immediately available for owner occupancy or lease-up
- **Existing Income:** Month-to-month tenant generating \$24,600 annually with 30-day termination flexibility
- **Floor Plan Flexibility:** Capable of functioning as a single tenant headquarters facility or being divided into up to three separate suites
- **Conference Facilities:** Three conference rooms supporting executive meetings and team collaboration, with open areas to provide for more executive offices or bullpen
- **Recent updates to the primary suite:** Newer carpet, paint, lighting and break area in large suite, ready for owner-user occupancy
- **Workspace Mix:** Executive offices, open collaborative workspace, reception area, wellness room, kitchenette, and private courtyard/patio
- **Natural Light:** Extensive perimeter windows throughout offices and collaborative areas create an inviting work environment
- **Mechanical Systems:** three furnace units with ground-mounted air conditioning systems serving the building
- **Roof:** Concrete tile roof professionally inspected in May 2026 and determined to have an estimated 20+ years of remaining useful life

CENTRE PROFESSIONAL OFFICE PARK

1000 CENTRE AVENUE
FORT COLLINS, CO

**CLICK BELOW ICON FOR
INTERACTIVE INTERIOR MATTERPORT TOUR**



Open Reception / Bullpen Area



Front Office



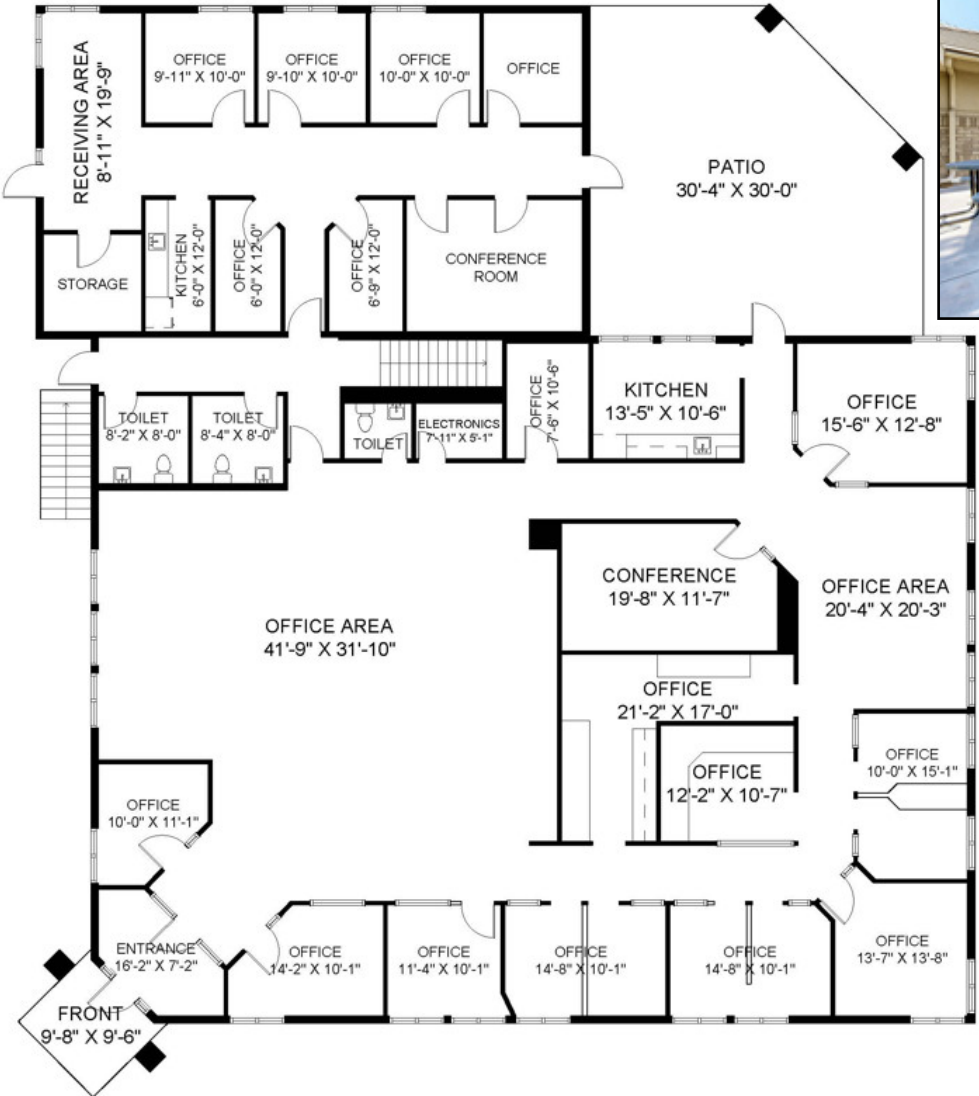
Small Bullpen Area



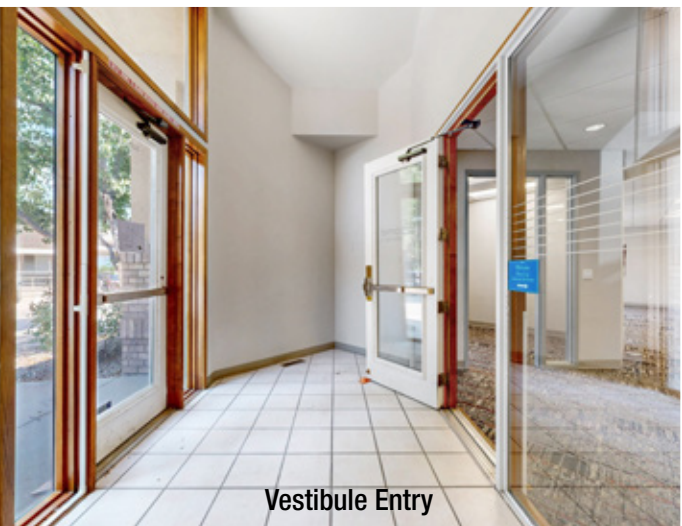
Kitchen / Break Area



Office with Windows



Patio



Vestibule Entry



Work Area



Basement Storage Area



Patio For Staff



1000 CENTRE AVENUE
FORT COLLINS, CO



CENTRE PROFESSIONAL OFFICE PARK

1000 CENTRE AVENUE
FORT COLLINS, CO



S. SHIELDS STREET



CENTRE AVENUE

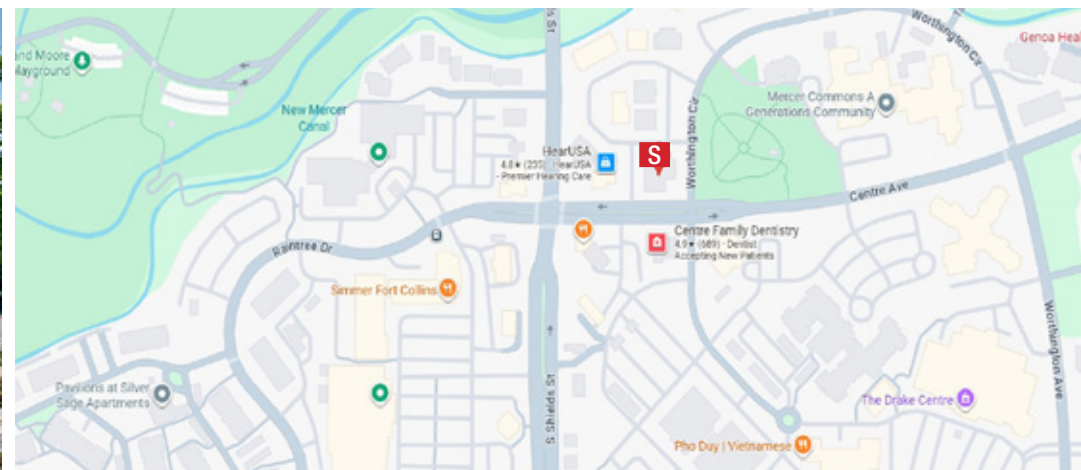


1000 CENTRE AVE.



SUBJECT PROPERTY
PROFESSIONAL BUILDING WITH TOTAL OF 6,443 SF

CENTRE PROFESSIONAL OFFICE PARK
1000 CENTRE AVENUE
FORT COLLINS, CO



CENTRE PROFESSIONAL OFFICE PARK

1000 Centre Avenue

Fort Collins, Colorado

Exclusively Presented By:



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