

OFFICE CONDOS AVAILABLE FOR SALE OR LEASE

1927

WILMINGTON DRIVE  
FORT COLLINS, CO 80528  
INVESTMENT & OWNER USER OPPORTUNITY



## PROPERTY OVERVIEW

This "Class A" office facility features high end Colorado style finishes including large windows, vaulted ceilings, a slate floor entry and lobby area. Other amenities include common area restrooms and an elevator as well as monument signage. Located in the Harmony Village Office Park, this property has ample parking and is in close proximity to multiple business services and eating establishments.

## AVAILABLE FOR SALE OR LEASE UNIT

### UNIT 101 | 1,688 SF

Available for Sale or Lease

Sale: \$590,800.00

Lease Rate: \$22.00 - \$24.00/SF NNN

### UNIT 102 | 3,171 SF

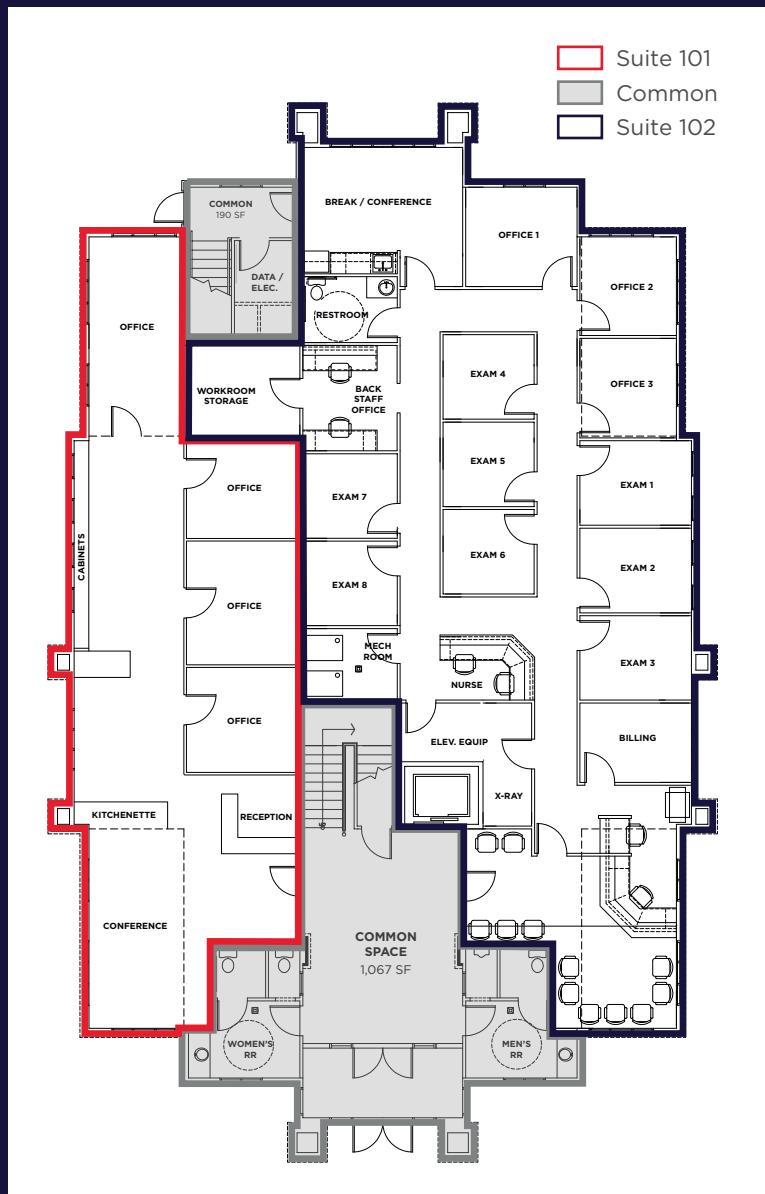
Available for Sale

Sale: \$1,004,301.00

NOI: \$70,301.07 | Cap Rate: 7%



# // FLOORPLAN



## INVESTMENT & OWNER/USER HIGHLIGHTS

**Building Size** 9,600 SF

**Year Built** 2006

**Available Units**  
Unit 101: 1,688 SF  
Unit 102: 3,171 SF

**Use** Office

**Unit 101:**  
Owner/User Opportunity  
**Sale: \$590,800.00**  
Lease Rate \$22.00 - \$24.00/SF NNN  
NNN Expenses \$14.46/SF

**Pricing**

**Unit 102:**  
Investment Opportunity  
**Sale: \$1,004,301.00**  
NOI: \$70,301.07  
Cap Rate: 7%  
Tenant: Save Your Sole Foot & Ankle Specialists  
Lease Through: 12/31/2027\*  
\*2-year lease with an option to renew for 1 year

**HOA** Yes

**Suite 101 Features** Conference Room, Reception Area, Four Offices, Waiting Area

**Suite 102 Features** Conference Room, Reception, Four Offices, and Eight Exam Rooms

# // GALLERY





## CONTACT INFO

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