

OVER \$1 MILLION IN CAPITAL
IMPROVEMENTS BY NEW OWNER

STAND-ALONE OFFICE BUILDING FOR SALE OR LEASE

3351 EASTBROOK DR. FORT COLLINS, CO



CBRE

WWW.CBRE.US/COLORADO

PROPERTY OVERVIEW

3351 EASTBROOK DR., FORT COLLINS, CO

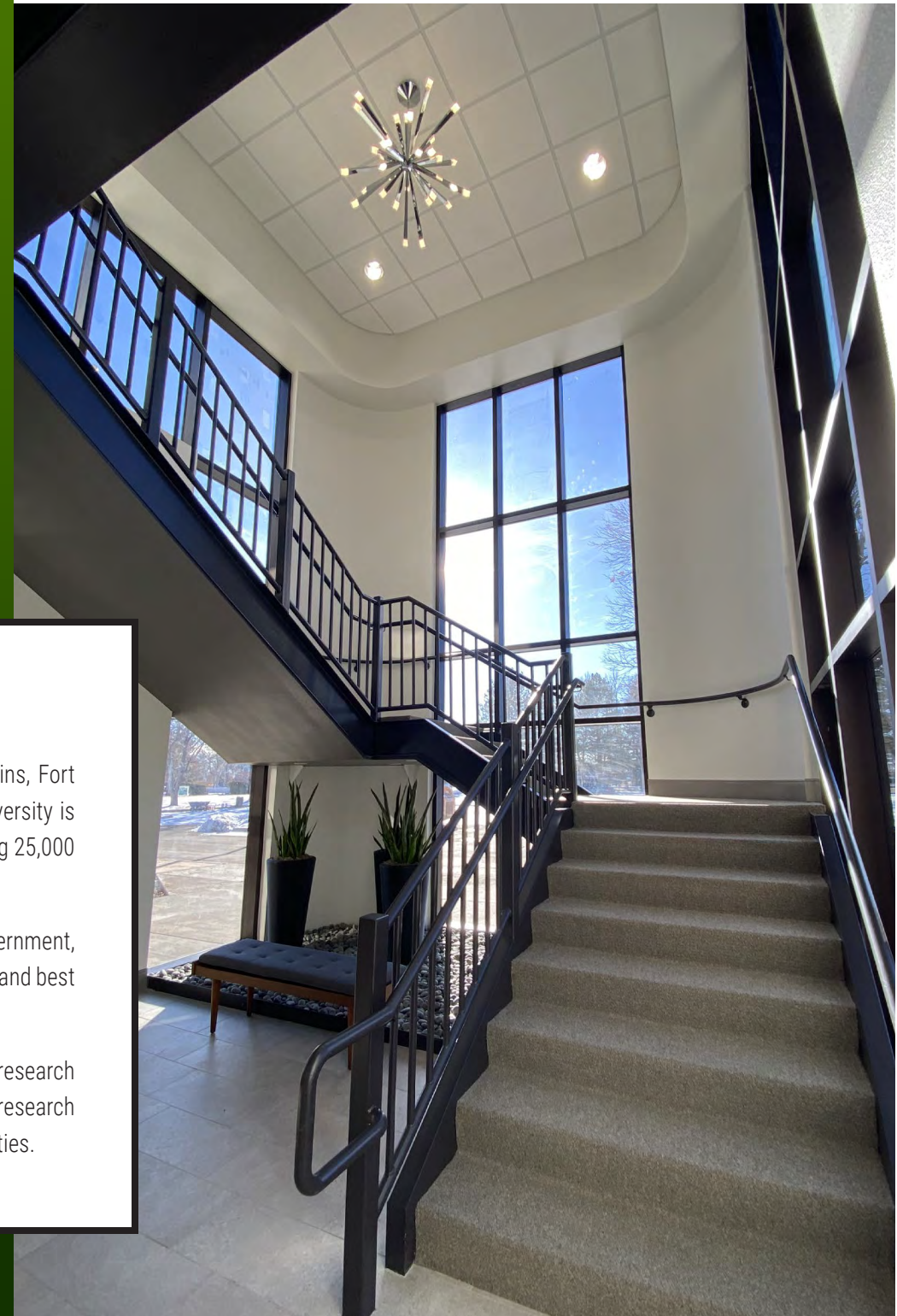
This well-maintained and landscaped building sits on a serene, quiet corner lot just one block from the vibrant South Timberline Road and East Horsetooth Road intersection. With many technical information sources in the vicinity, this property is well positioned for connectivity. Power Trail is also nearby offering fitness and biking accessibility. The property offers dedicated fiber-T1 or better and abundant shared on-site parking.

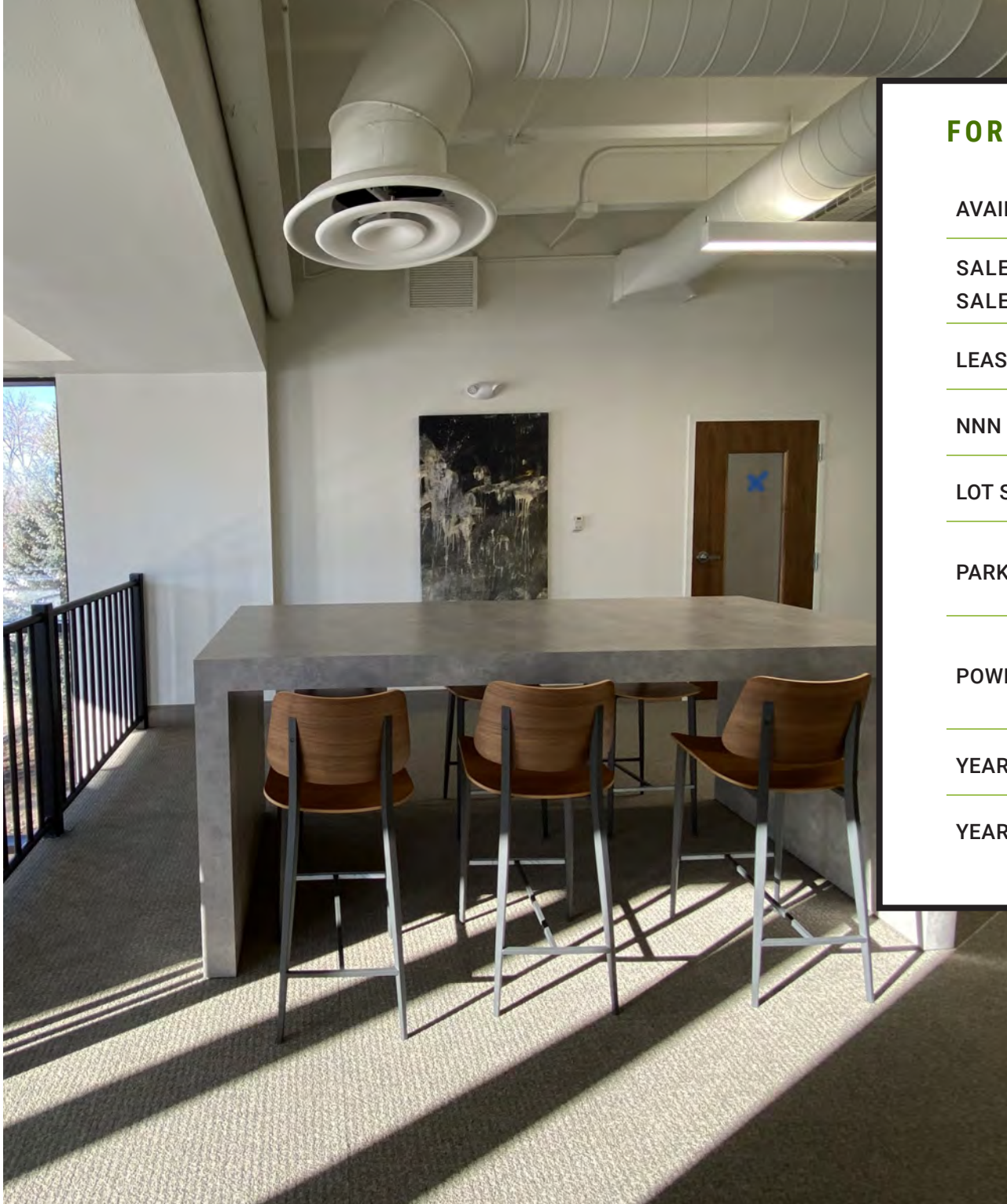
COMMUNITY OVERVIEW

Nestled alongside the Cache La Poudre River at the foothills of the Rocky Mountains, Fort Collins is home to approximately 167,830 residents as of 2019. Colorado State University is the city's largest employer and is Colorado's second largest public university, enrolling 25,000 students each academic year.

Fort Collins is the business center of Northern Colorado. It is the area's center for government, retail trade, the arts, health care, education, and employment with the region's largest and best educated workforce.

A blend of innovative manufacturing and high tech firms, an educated population, research facilities, and a first-rate research university that emphasizes commercialization of research makes Fort Collins one of the nation's most innovative and entrepreneurial communities.



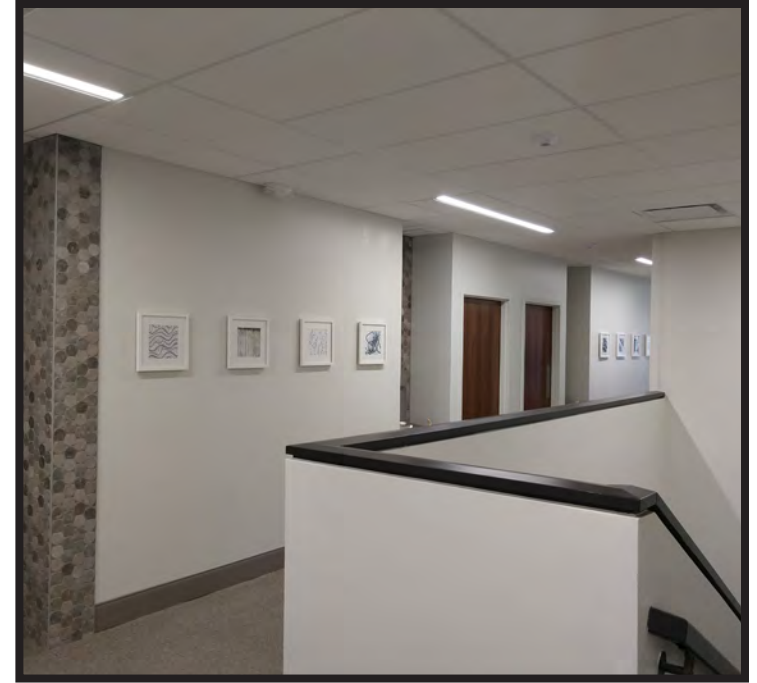
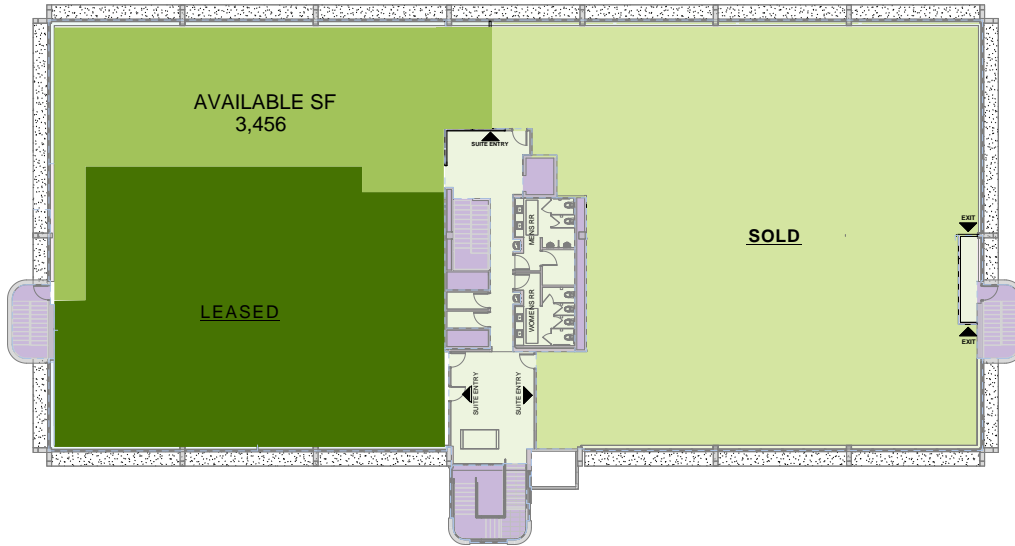


FOR SALE (CONDOS) OR LEASE

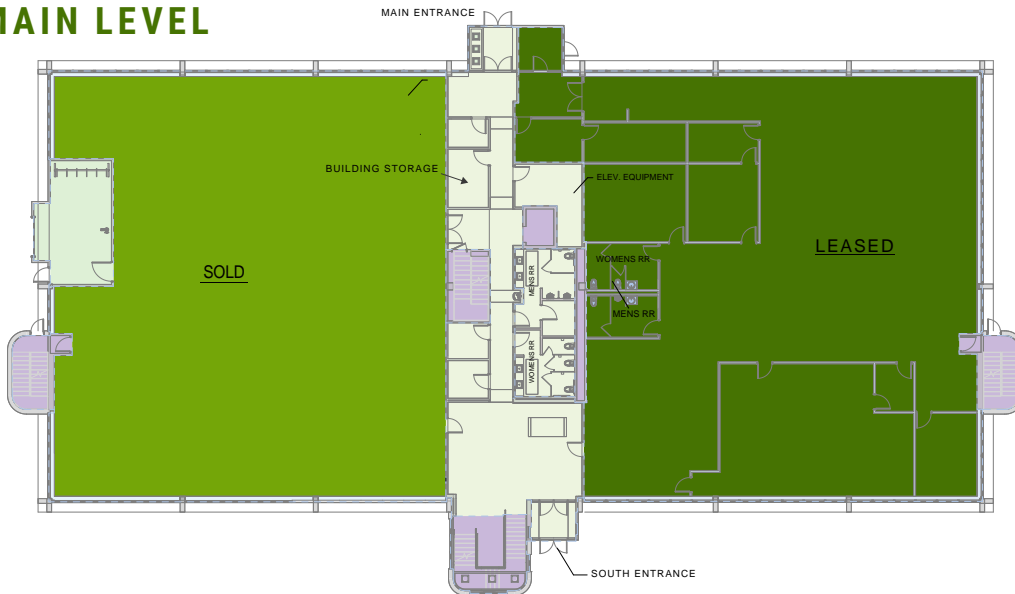
AVAILABLE	3,456 SF
SALE PRICE/SF	\$200.00
SALE PRICE	\$691,200
LEASE RATE	\$16.00 - \$19.00/SF NNN
NNN EXPENSES	\$11.46 /sf
LOT SIZE	4 Acres
PARKING	5.3/1,000 (188 free surface spaces)
POWER	3 Phase 1,600 amp 277-480 volt
YEAR BUILT	1982
YEAR RENOVATED	2020

FLOOR PLAN

SECOND LEVEL



MAIN LEVEL



INTERIOR

MAIN LEVEL FEATURES

- Open reception area
- Large conference room
- Light, open floor areas
- Renovated 2020

BUILDING FEATURES

- Located in central Fort Collins
- Planned improvements include: upgraded common area, parking lot and landscaping

SECOND LEVEL FEATURES

- Expansive open work areas
- Private offices
- Large inviting break area



AMENITY MAP



MIKE EYER

+1 970 372 3844
mike.eyer@cbre.com

JULIUS TABERT

+1 970 372 3852
julius.tabert@cbre.com

STAND-ALONE OFFICE BUILDING FOR SALE OR LEASE



CBRE

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_December2023