

OFFICE FOR LEASE



SUITE 102, 1336 OAKRIDGE DRIVE

FORT COLLINS, CO 80525



FOR LEASE

5261 S Quebec St, Suite 250
Greenwood Village, CO 80111



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SECTION I

Property Summary



Property Overview

Located in the sought-after Harmony Corridor, this Class A office suite at 1336 Oakridge Drive combines high functionality with a refined professional atmosphere. Spanning 1,201 square feet, the office features three spacious private offices, filled with natural light to create an inviting workspace conducive to productivity. The suite includes access to a shared conference room for collaborative meetings and common area restrooms for added convenience. Built in 2003 and renovated in 2015, the property exudes modern appeal and is in excellent condition. The layout and facilities cater to small teams or professionals seeking an environment that balances comfort with high operational standards. With its Class A status, this office suite provides tenants with a premier workspace designed to support growth and professionalism.

Location Overview

1336 Oakridge Drive is strategically located in Fort Collins' Harmony Corridor, one of the most prominent commercial zones in Northern Colorado. The Harmony Corridor serves as the central business hub of Fort Collins, renowned for its direct access to I-25, which connects businesses to the greater Northern Colorado region and Denver. This area is home to many prominent companies, providing an established commercial environment that fosters networking opportunities and professional growth. Harmony Corridor's zoning encourages a balanced mix of commercial, office, and recreational spaces, making it highly attractive for tenants who prioritize accessibility and vibrant surroundings.

The property benefits from nearby amenities such as dining, retail stores, and fitness centers, allowing easy access to essentials for both employees and clients. Additionally, the area is within a short distance of Colorado State University, which enhances the local workforce and business community. Overall, the Harmony Corridor's reputation as a key economic driver, coupled with excellent infrastructure and proximity to amenities, positions this office as a prime choice for businesses aiming to thrive in Fort Collins.



Property Summary

Lease Rate:	\$19.00 SF
NNN's:	\$10.50 SF
Total SF:	1,201
Lot Size AC:	0.64
Building Type:	Class A Office
Offices:	3
Parking Spaces:	5 - 7
Zoning:	Commercial
Building Type:	Class A Office
Conference Room	Shared
Year Built:	2003
Year Renovated	2015
County:	Larimer

Summary:

Prime Professional Space in an Ideal Location!

This Class A office suite combines professionalism with convenience, ideal for small teams or professionals looking for a high-quality work environment. Located in a prime area with excellent accessibility and ample parking, this suite provides the perfect balance of functionality, comfort, and location—an ideal space for any growing business.

Features:

1. Three Private Offices: Spacious and filled with natural light, each office offers a quiet, comfortable workspace.
2. Shared Conference Room: Access to a professional conference room shared with the neighboring suite—perfect for client meetings and team collaborations.
3. Common Area Restrooms: Clean and conveniently located for easy access.
4. Plentiful Parking: Abundant parking options make commuting easy for staff and clients alike.

On-Site and Nearby Amenities

1. **Building Amenities:** The office suite includes access to a shared, professionally furnished conference room, ideal for client meetings and team collaborations. The building provides ample parking, accommodating 5-7 spaces, which supports easy access for employees and visitors alike. Common area restrooms are conveniently located and well-maintained for tenant comfort.
2. **Nearby Dining and Shopping:** Situated in the Harmony Corridor, the property is close to various dining options like Panera Bread and local coffee shops, which make lunch breaks and casual meetings convenient. Shopping centers nearby provide quick access to retail stores, pharmacies, and essential services for both personal and business needs.

Space Configurations and Features

1. **Layout Flexibility:** The suite is designed with three private offices, providing quiet, dedicated workspaces ideal for professional teams. The configuration also allows flexibility to re-arrange the offices for additional collaboration spaces if needed.
2. **Modern Office Upgrades:** The property has been recently renovated to meet Class A standards, featuring modern fixtures, reliable high-speed internet availability, and updated HVAC systems for year-round comfort.
3. **Special Features:** Large windows bring in abundant natural light, creating a welcoming, vibrant workspace. The Harmony Corridor location offers scenic views of the nearby Front Range, adding aesthetic appeal and a touch of Colorado's natural beauty to the work environment.

Commute and Accessibility

1. **Parking Facilities:** The office includes reserved on-site parking spaces for employees and clients.
2. **Proximity to Transport Hubs and Highways:** With its prime position along Harmony Road, the property benefits from quick access to I-25, making it convenient for employees commuting from within Fort Collins as well as nearby towns. Public transportation options along Harmony Road offer additional convenience for those who prefer not to drive.
3. **Residential Accessibility:** The Harmony Corridor area is close to multiple residential neighborhoods, making the commute shorter for employees living in Fort Collins and the surrounding suburbs.

SECTION II

Photos



PROPERTY PHOTOS

Suite 102
1336 Oakridge Drive | Fort Collins, CO 80525





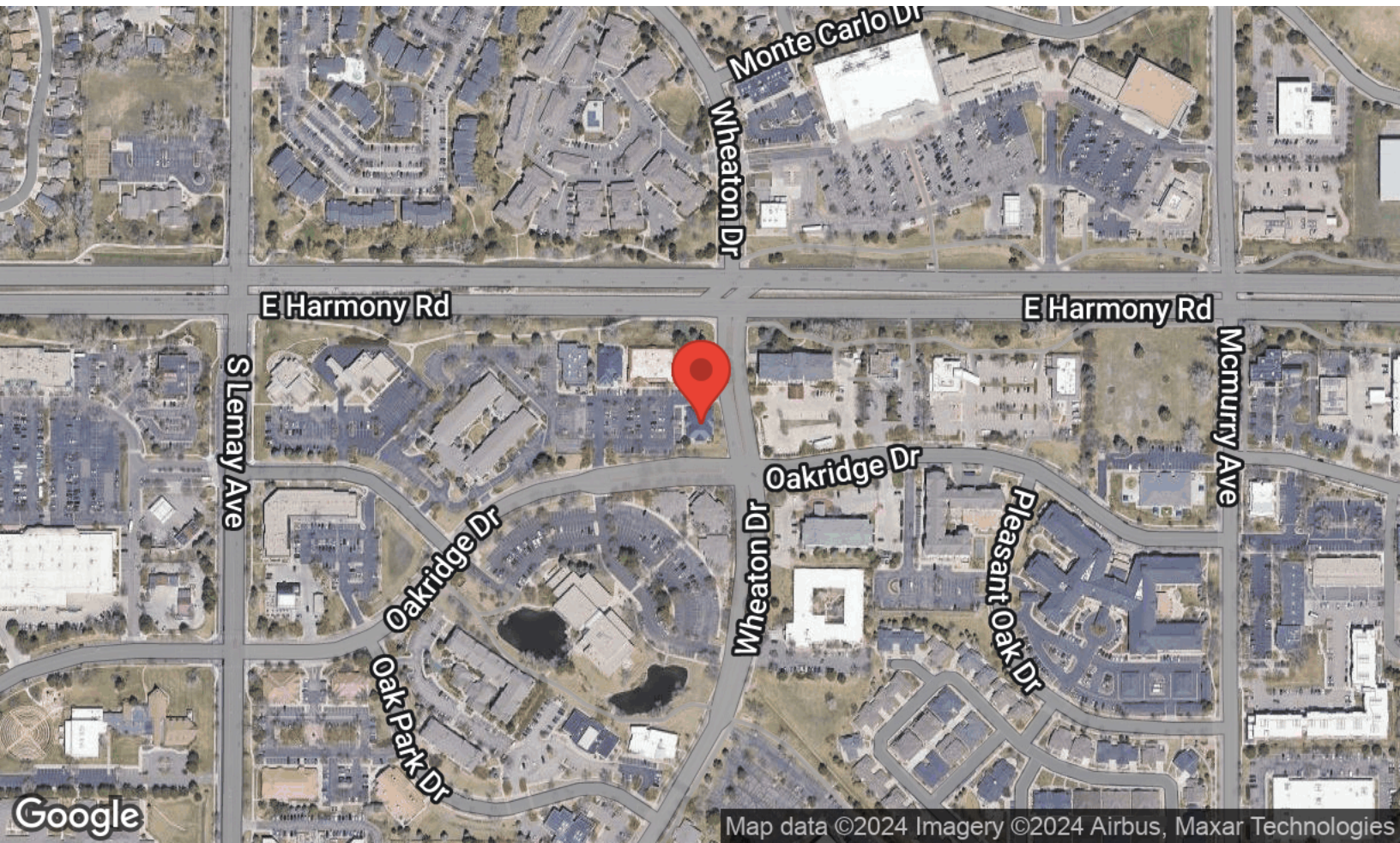
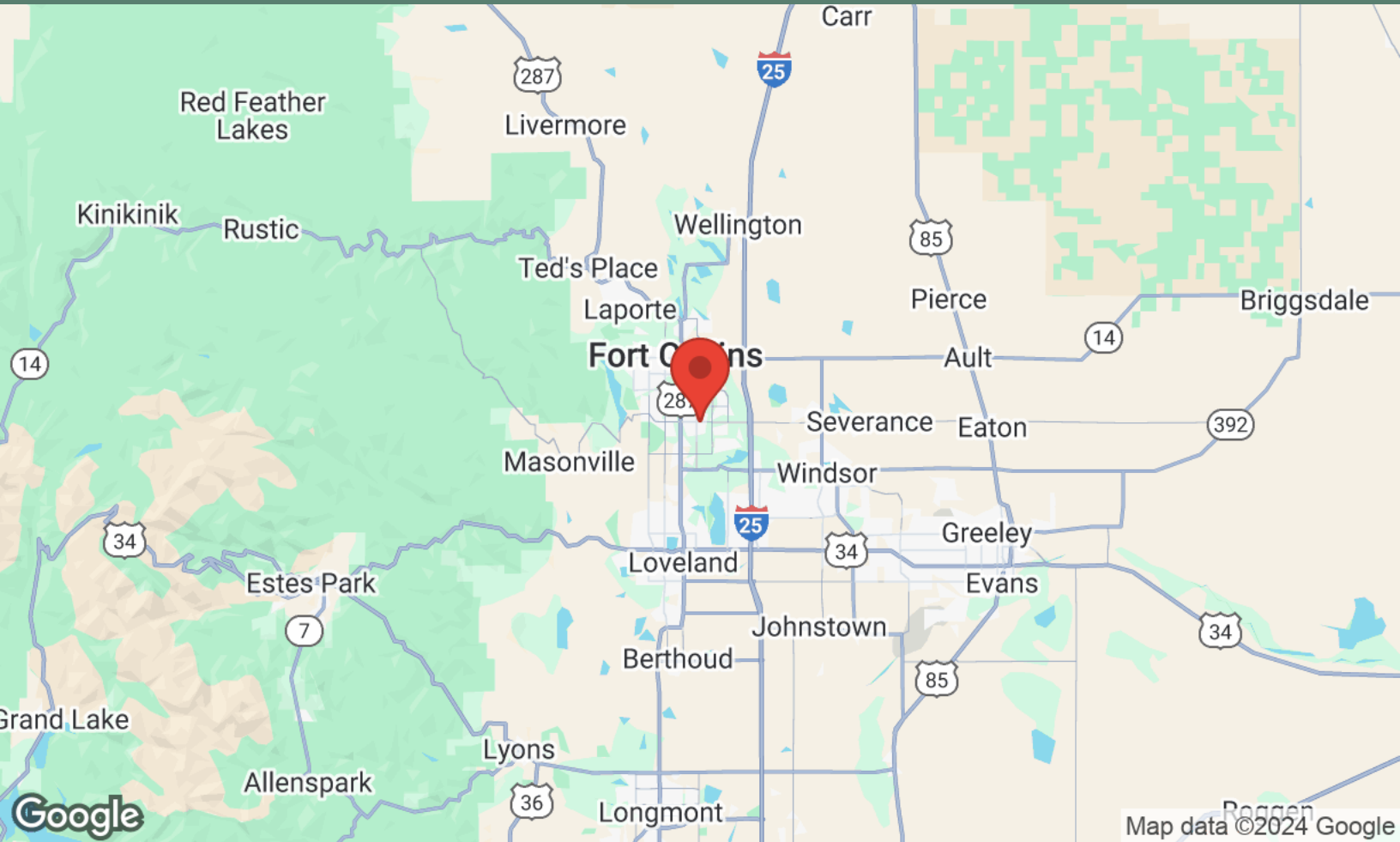
SECTION III

Maps / Demographics



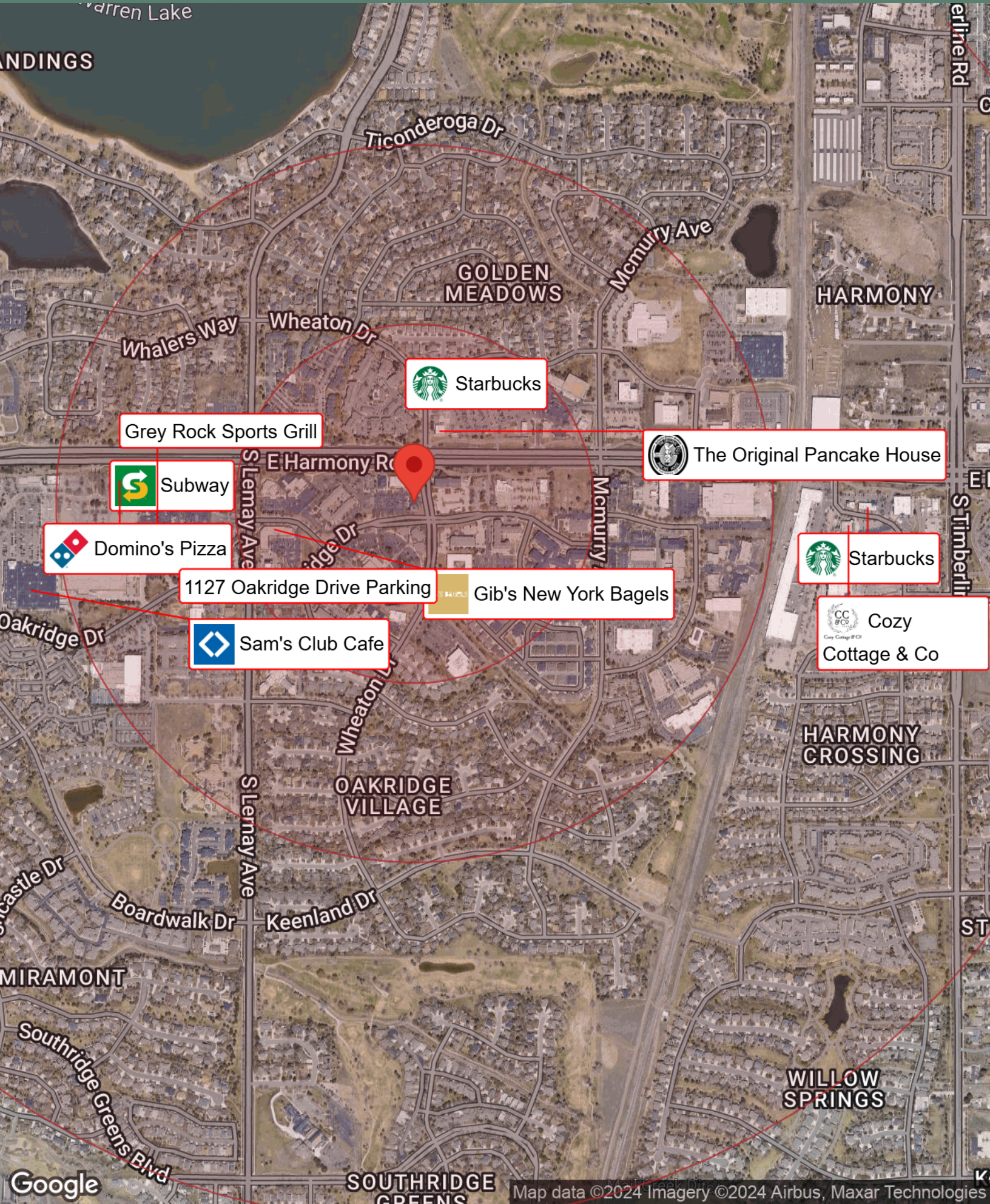
LOCATION MAPS


Suite 102
1336 Oakridge Drive | Fort Collins, CO 80525



BUSINESS MAP


Suite 102
1336 Oakridge Drive | Fort Collins, CO 80525




 Starbucks

Grey Rock Sports Grill


 Subway


 The Original Pancake House


 Domino's Pizza

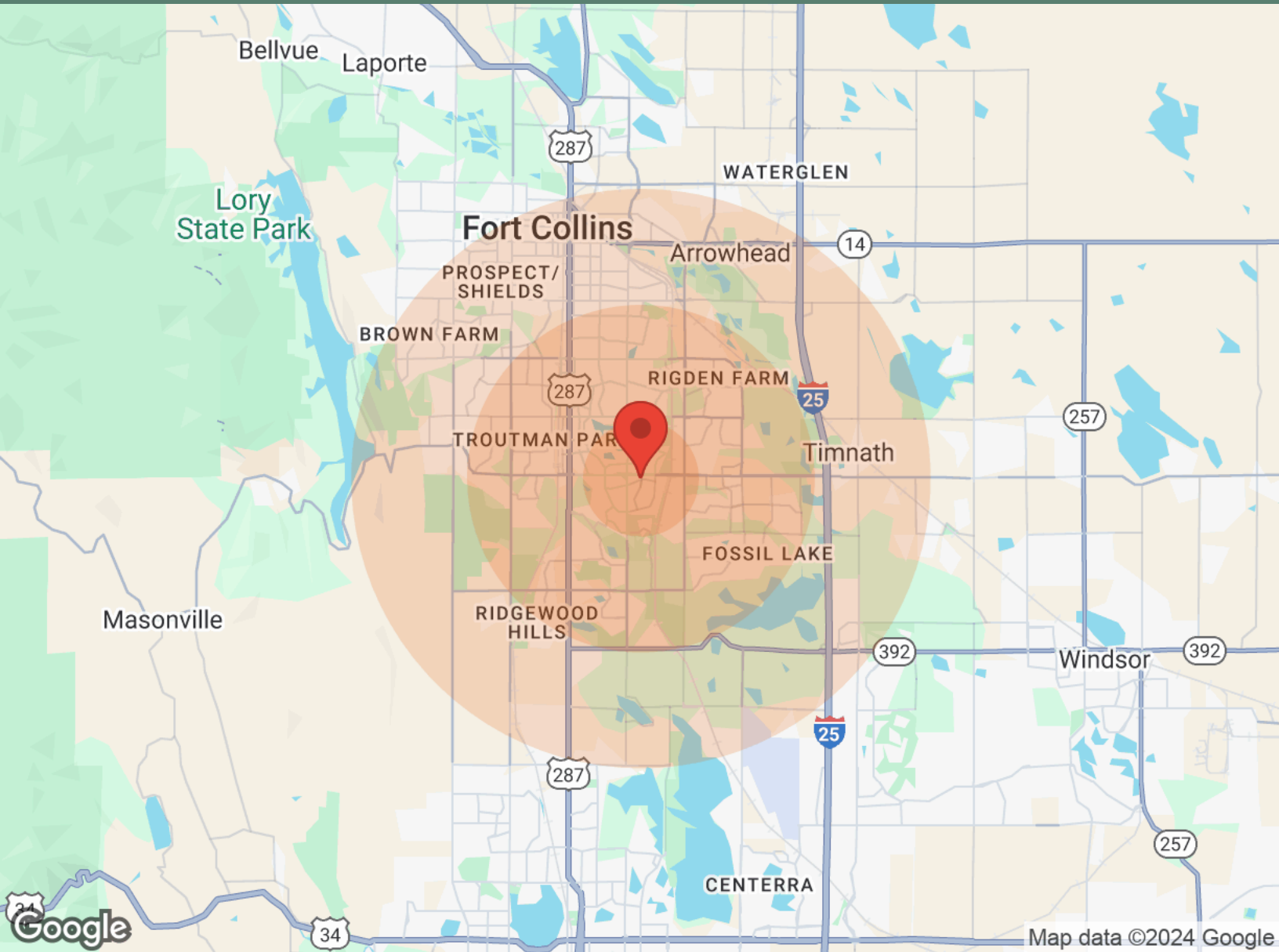
1127 Oakridge Drive Parking

 Gib's New York Bagels

 Starbucks

 Sam's Club Cafe

 Cozy Cottage & Co



Population	1 Mile	3 Miles	5 Miles
Male	4,282	38,802	75,703
Female	4,390	38,981	73,401
Total Population	8,672	77,783	149,104
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,143	13,367	24,289
Ages 15-24	1,063	10,103	18,099
Ages 25-54	3,363	33,707	70,743
Ages 55-64	1,315	9,647	17,040
Ages 65+	1,788	10,959	18,933
Race	1 Mile	3 Miles	5 Miles
White	8,294	72,777	138,514
Black	8	241	766
Am In/AK Nat	4	120	232
Hawaiian	N/A	6	6
Hispanic	286	6,067	12,058
Multi-Racial	408	6,884	13,932

Income	1 Mile	3 Miles	5 Miles
Median	\$76,853	\$62,877	\$53,610
< \$15,000	486	2,980	8,088
\$15,000-\$24,999	293	3,033	6,495
\$25,000-\$34,999	255	2,889	6,070
\$35,000-\$49,999	541	3,927	7,616
\$50,000-\$74,999	682	5,878	9,674
\$75,000-\$99,999	552	4,359	6,930
\$100,000-\$149,999	572	5,423	8,671
\$150,000-\$199,999	244	1,720	3,053
> \$200,000	339	1,668	2,540

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,145	32,793	61,864
Occupied	3,930	31,398	59,161
Owner Occupied	2,561	19,912	34,581
Renter Occupied	1,369	11,486	24,580
Vacant	215	1,395	2,703

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker