

Two Tenant Investment Sale

Tenants have renewed and expanded showing a strong commitment to the site.



**4065
ST. CLOUD DRIVE**
LOVELAND, CO



PLEASE CONTACT

JON RUE

First Vice President
+1 970 372 3851
jon.rue@cbre.com

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



PROPERTY OVERVIEW

4065 St. Cloud Drive is located within in a high growth area that fronts Crossroads Boulevard, which has become a main thoroughfare for Windsor and Water Valley Residents. It is a highly visible location with immediate access to I-25, offering an easy commute to surrounding cities. Development continues east of Centerra Parkway, north of Highway 34, and south of Crossroads Blvd.



LOT SIZE
1.29 acres



SALE PRICE
\$5,295,000



BUILDING SIZE
14,645 SF



PRICE PER SF
\$361.56



PROPERTY TYPE
Office



CAP RATE
6.50%



NOI
\$344,158



TENANT OVERVIEW

Founded in 1932, Wilson & Company Inc., Engineers & Architects has provided award winning engineering, architecture, planning, environmental, survey & geospatial, and construction management services to clients across the U.S. and beyond.

Wilson & Company's Colorado-based team regularly leads construction administration for iconic projects along Colorado's front range and is critical to advancing the Rocky Mountain region's transportation network.

Headquartered in Albuquerque, New Mexico, this employee owned firm has brought more than 700 people together in 15 offices over nine states to building higher relationships through discipline, intensity, collaboration, shared ownership, and solution to their clients, partners, and communities.

WILSON
& COMPANY



HEADQUARTERS	Albuquerque, New Mexico
INDUSTRY	Civil Engineering
YEAR FOUNDED	1932
OWNERSHIP	Employee Owned



LEASE SUMMARY

TENANT - SUITE 100	Wilson & Company, Inc.
TOTAL SQUARE FEET	7,493
LEASE RATE	\$23.50
LEASE TYPE	NNN
LEASE COMMENCEMENT	10/15/2021
LEASE EXPIRATION	3/31/2030
RENT INCREASES	2.5% annually
RENEWAL OPTIONS:	One - 3 year option
OPTION RENT INCREASES	2.5% annually

TENANT HAS RENEWED AND EXPANDED SHOWING A STRONG COMMITMENT TO THE SI

LEASE SUMMARY

TENANT - SUITE 200	AccentCare Home Health
TOTAL SQUARE FEET	7,152
LEASE RATE	\$23.50
LEASE TYPE	NNN
RENT COMMENCEMENT	5/1/2018
LEASE EXPIRATION	7/31/2029
RENT INCREASES	3% annually
RENEWAL OPTIONS:	Two - 5 year options
OPTION RENT INCREASES	3% annually

TENANT HAS RENEWED AND EXPANDED SHOWING A STRONG COMMITMENT TO THE SITE.

TENANT OVERVIEW

Founded in 1999, AccentCare is a national leader in home health services, personal care services, and hospice care, with innovative partnerships and care models that advance the industry forward. They connect the entire home care continuum - from personal care, medical and non-medical home health, hospice and palliative care, rehabilitation therapy and care management services.

Headquartered in Dallas, Texas, over 31,000 compassionate professionals across the nation deliver on the promise of exceptional care in more than 250 locations, collectively serving more than 200,000 individuals across 32 states and the District of Columbia.

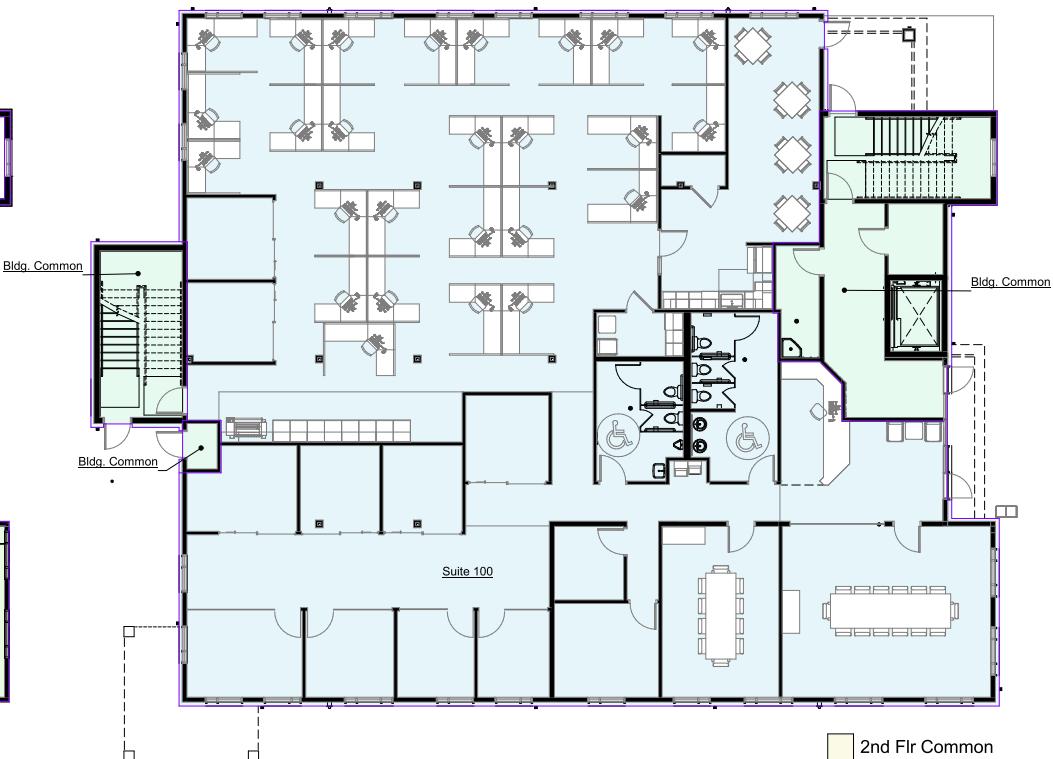
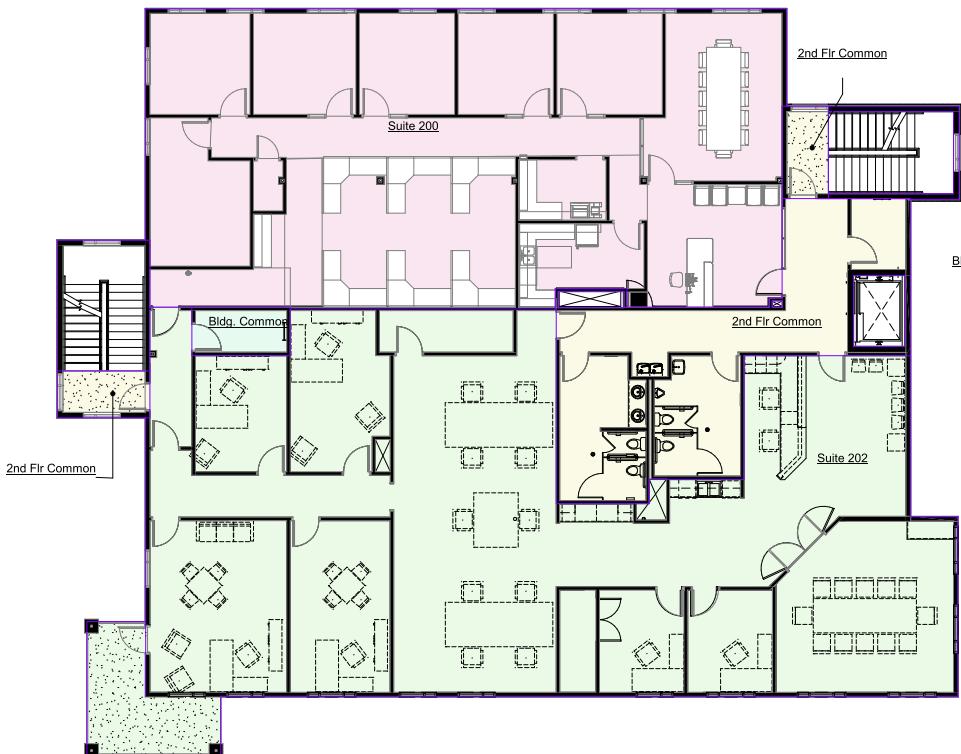
The company's approach to care, including proprietary RightPath® disease-specific and special programs, leads the industry in faster starts of care, higher quality performance and avoidance of unplanned re-hospitalizations.



HEADQUARTERS	Dallas, Texas
INDUSTRY	Health Care & Social Assistance
YEAR FOUNDED	1999
LOCATIONS	250+



FLOOR PLAN



- 2nd Flr Common
- Bldg. Common
- Suite 100
- Suite 200
- Suite 202





LOCATION MAP

Crossroads & Centerra Parkway are uniquely positioned for growth. The completion of the Crossroads Boulevard interchange at I-25 and the explosive residential growth make this corridor an economic powerhouse.



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
--	---------	---------	----------

POPULATION

2024 Current	22,250	74,197	301,018
2029 Five Year Projection	26,469	79,472	329,754
Population Growth Rate	3.53%	1.38%	1.84%

HOUSEHOLDS

2024 Households	9,377	29,346	119,137
2029 Five Year Projection	11,495	32,142	131,548
Household Growth Rate	4.16%	1.84%	2.00%

CSU Among Top American Universities

POINT 1

Leading the Way in Energy

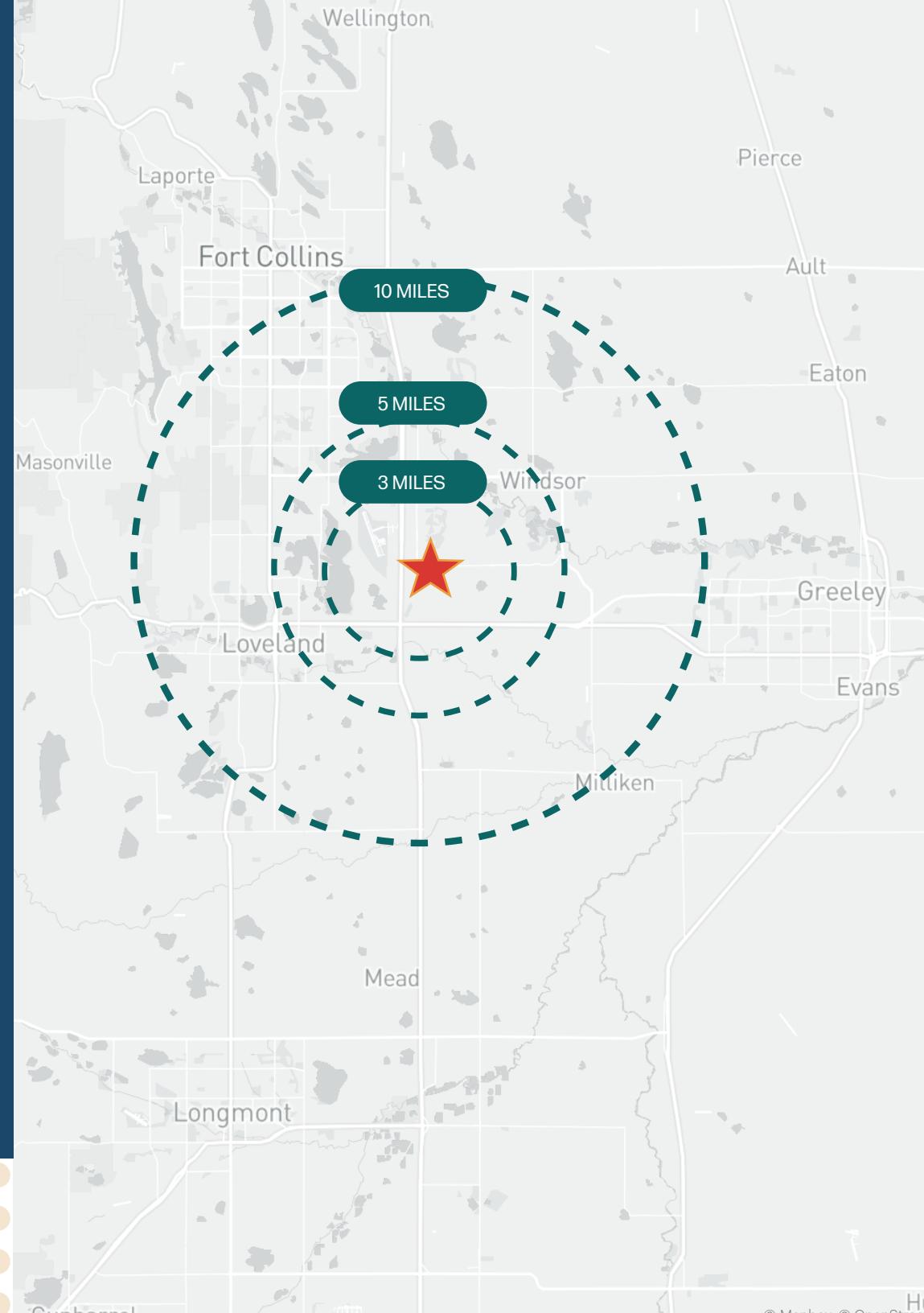
POINT 3

Tech Giants Thrive Here

POINT 2

Exceptional Economic Diversity

POINT 4



4065 ST. CLOUD DRIVE

LOVELAND, COLORADO



FOR INFORMATION, CONTACT:

JON RUE

First Vice President
+1 970 372 3851
jon.rue@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.

CBRE

 **SCHUMAN**
COMPANIES