

FOR SALE & FOR LEASE



1032 Luke Street

Fort Collins, Colorado 80524

Marcus & Millichap
THE KRAMER GROUP

REAL
ESTATE
GROUP
LC

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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



Marcus & Millichap
THE KRAMER GROUP

SALE INFORMATION:

ERIK ENSTAD

Senior Associate | Denver

Direct: (773) 505-7755

Office: (303) 328-2013

erik.enstad@marcusmillichap.com

License: CO FA100089977

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248

Office: (303) 328-2020

brandon.kramer@marcusmillichap.com

License: CO FA100045203



LEASE INFORMATION:

WAYNE LEWIS

Senior Partner

Direct: (303) 588-8808

Office: (970) 667-7000 x 104

wlewis@lcrealestategroup.com

License: CO IA40043311

NATHAN KLEIN

Senior Partner

Direct: (970) 222-2473

Office: (970) 667-7000 x 102

nathan@lcrealestategroup.com

License: CO FA40037632

EXECUTIVE SUMMARY OPPORTUNITY OVERVIEW

List Price | Lease Rate

\$2,000,000 | \$16/SF (Est. \$9/SF NNN)

8,644 Total SF (1,340 SF - 4,175 SF Suites)

The Kramer Group of Marcus & Millichap and LC Real Estate Group is pleased to present this multi-tenant 8,644 SF Medical Office property located at 1032 Luke St, Fort Collins, CO 80524. The entire property is available for sale or lease or smaller units may be leased individually. The property is easily accessible off Lemay Ave and located across the street from Poudre Valley Hospital and Emergency Room, with easy access to Interstate 25. The building, which is centrally located within the area medical campus, is a great investment opportunity for an investor or owner-user.

- **Ideal for Single-User, Owner-Occupant, or Investor** – 8,644 SF Available for Purchase or Lease, With an Option to Expand by Acquiring 1020 Luke Street (6,052 SF) Separately
- **Flexible Leasing Options** – Three Individual Suites Available for Lease, Ranging from 1,340 SF – 4,175 SF at \$16/SF (\$9/SF NNN)
- **Priced Below Replacement Cost** – Offered at \$2,000,000 (\$231/SF)
- **Prime Medical Location** – Positioned Across from Poudre Valley Hospital and Emergency Room
- **Strategic Medical Hub** – Located Within the Lemay Avenue Medical Corridor, Featuring Strong Co-Tenancy with Medical and Dental Providers
- **Recently Renovated** – Modern Medical Office Space with Upgraded Finishes Throughout
- **Plumbing-Equipped** – Most Clinician Rooms and Offices Feature Sinks or In-Wall Plumbing
- **Bright Lower-Level Space** – Includes Natural Daylight and Updated Medical Improvements (Description to Be Provided by Owner)
- **Adjacent to \$100M UC Health Renovation** – Benefiting from Ongoing Hospital Investment
- **Central Fort Collins Location** – One Intersection East of College Avenue (Highway 287) with Direct Access to I-25 via East Mulberry Street
- **Convenient Amenities** – Close Proximity to Restaurants, Retailers, Supermarkets, and Old Town Fort Collins



PROPERTY DETAILS

EXECUTIVE SUMMARY

List Price | Lease Rate

\$2,000,000 | \$16/SF (Est. \$9/SF NNN)

BUILDING

Address	1032 Luke St, Fort Collins, CO 80525
Year Built Renovated	1970 2025
Building Square Footage	8,644 SF (1)
Suites	Suite A - 4,175 SF Suite B - 1,340 SF (3) Suite C - 2,625 SF
Office Amenities	Reception, Conference Room, Records Room, IT Closet, Shared Building Walkway
Office Finish	LED & Fluorescent Lighting, New Carpet & Tile Flooring, Laminate & Oak Cabinets, and Formica Counters
Medical Finishes	Medical Gas, Medical-Grade Power Including Three (3) Phase 30A, 240V Power, and +/- Fourteen (14) Exam Rooms With Sinks, +/- Nine (9) Bathrooms, Three (3) of Which Are ADA
HVAC System	Forced Air Heat (Gas Furnace) & A/C (Electric)

LAND

Acres	0.29 Acres
Zoning	E - Employment
Zoning Uses	Adult Day/Respite Care Center, Medical Centers/Clinics, Personal & Business Service, Research Laboratories, Veterinary Facilities/Small Animal Clinics, and More (2)
Flood Plain	Zone X - Area of Minimal Flood Hazard

TAXES

County	Larimer
Parcel Number	8718311011
Mill Levy	95.952
Current Year Tax Estimate	\$36,065.38 (2024)

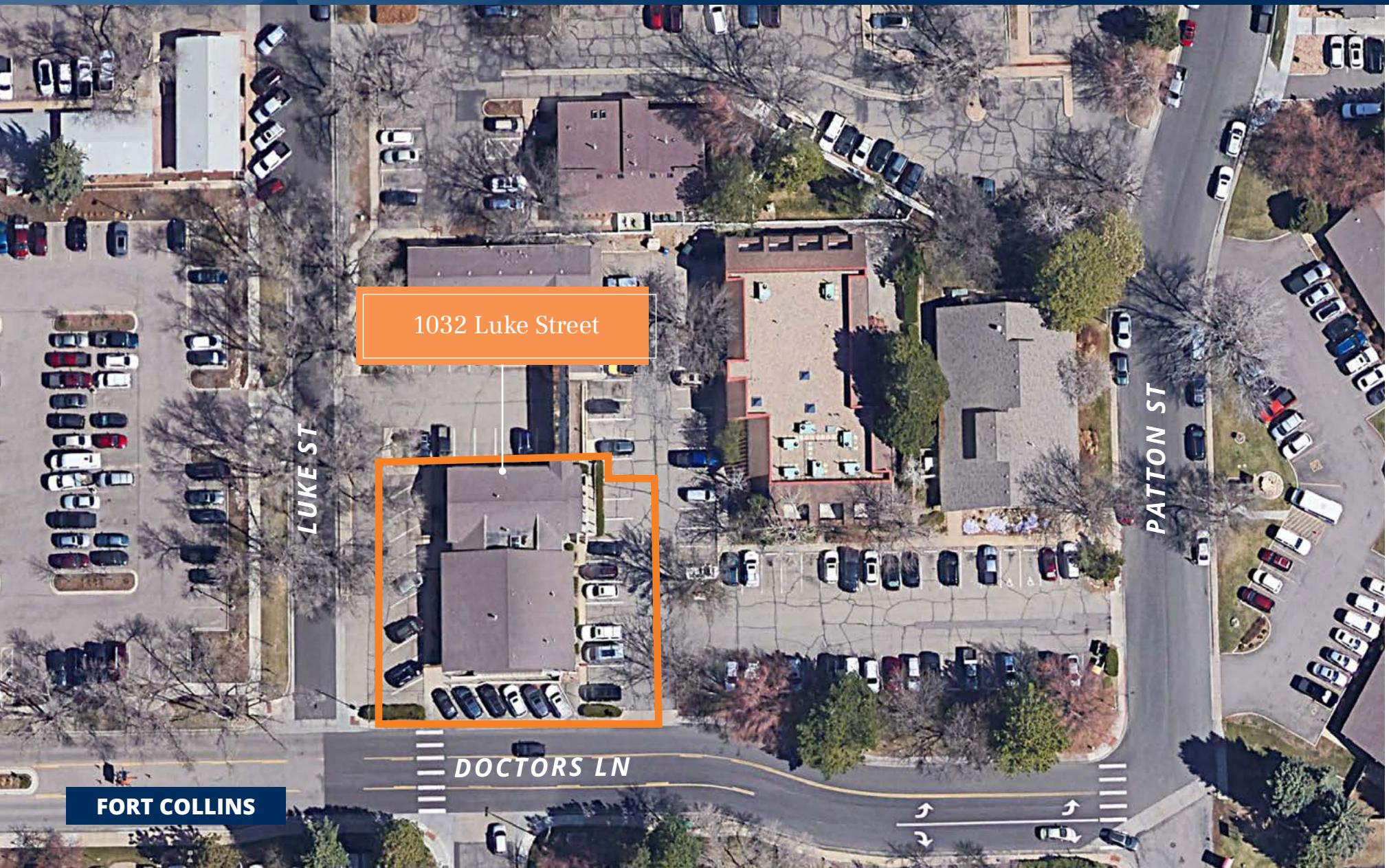
¹ Building square footage of 8,644 SF provided by V6D per ANSI (American National Standards Institute) in March 2025. Building square footage of 8,222 SF per Larimer County Assessor. Buyer is responsible for independently verifying all measurements.

² See Land Use Code Article 4 Use Standards for details & types of approval.

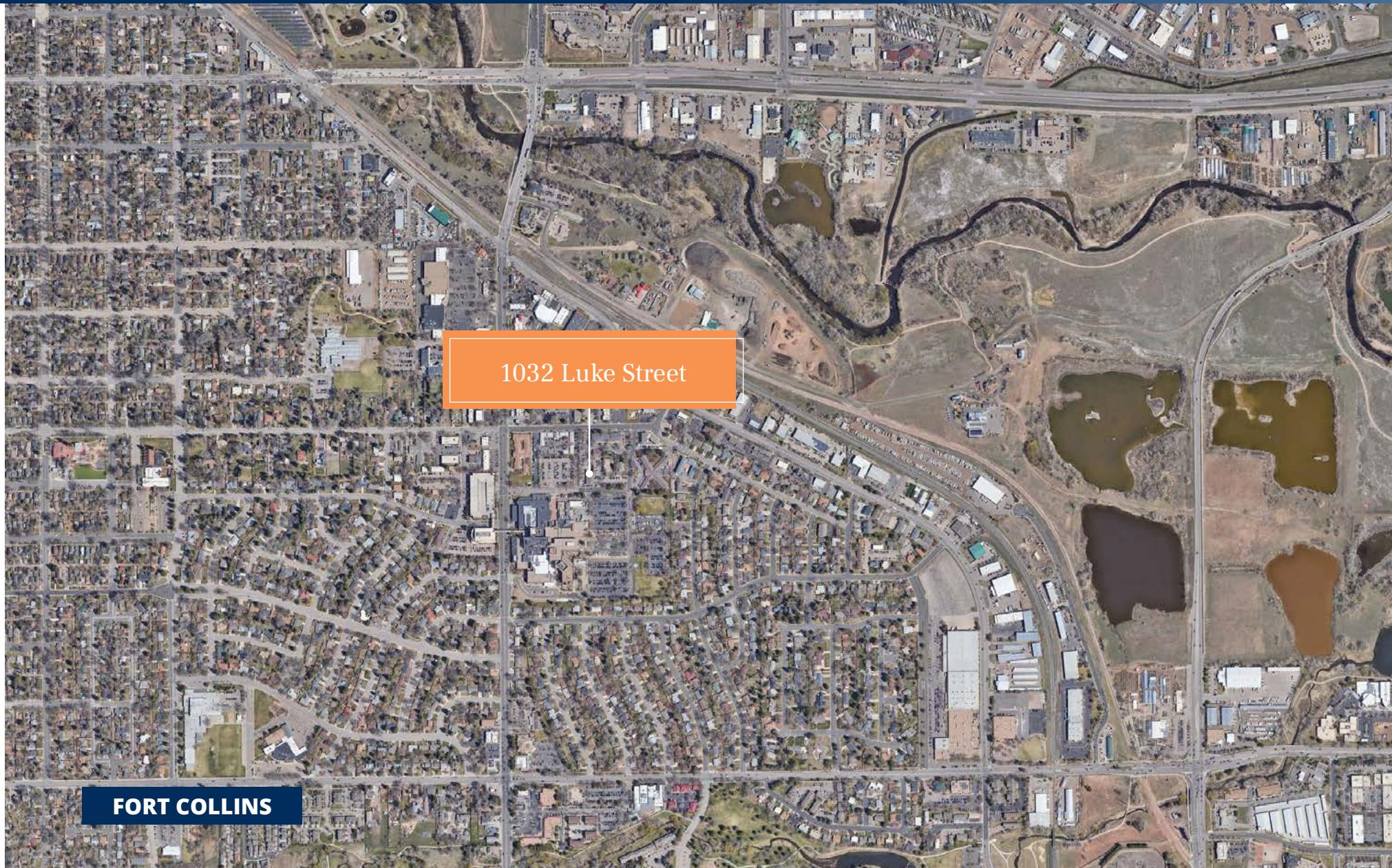
³ Suite B is currently occupied by Alpha ENT and can be made available for lease or purchase. Ask broker for details.

EXECUTIVE SUMMARY

LOCAL MAP



REGIONAL MAP EXECUTIVE SUMMARY



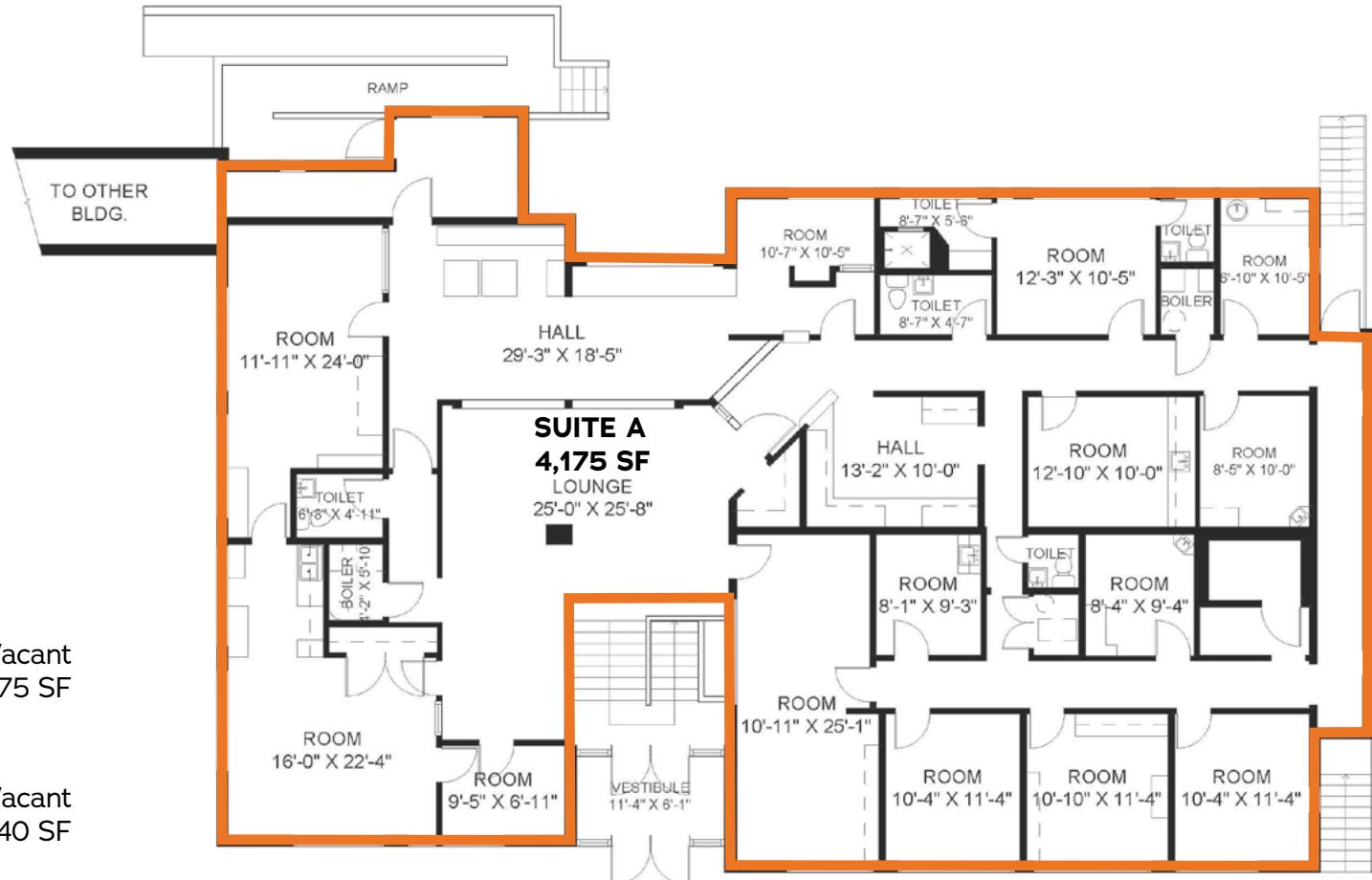
EXECUTIVE SUMMARY

FLOOR PLANS

SUITE A
 Tenant Name: Vacant
 Rentable SF: 4,175 SF

SUITE B
 Tenant Name: Vacant
 Rentable SF: 1,340 SF

SUITE C
 Tenant Name: Vacant
 Rentable SF: 2,625 SF



FLOOR PLANS EXECUTIVE SUMMARY

SUITE A

Tenant Name: Vacant
Rentable SF: 4,175 SF

SUITE B

Tenant Name: Vacant
Rentable SF: 1,340 SF

SUITE C

Tenant Name: Vacant
Rentable SF: 2,625 SF

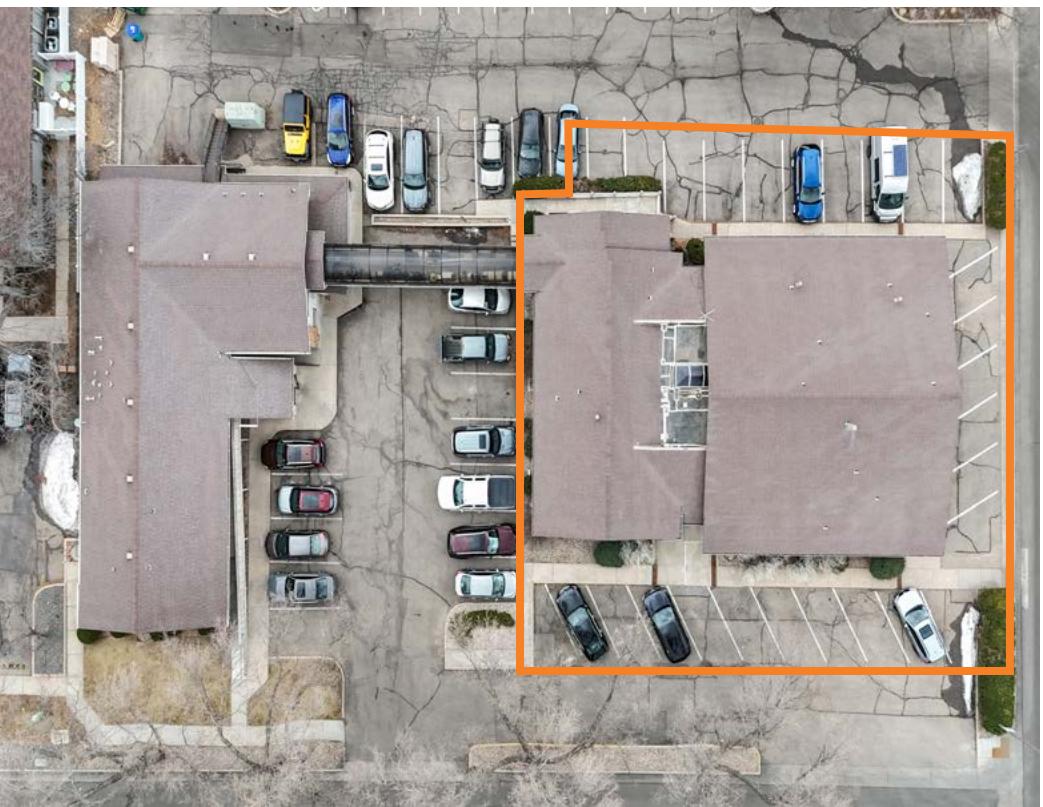


LOWER LEVEL









VIDEO TOUR

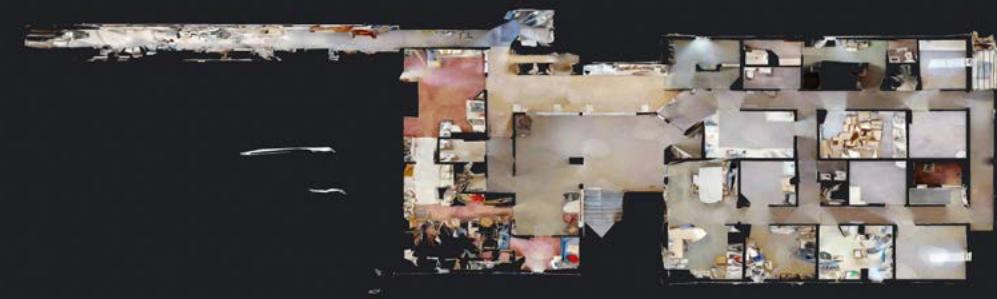


Basement

3D VIRTUAL TOUR



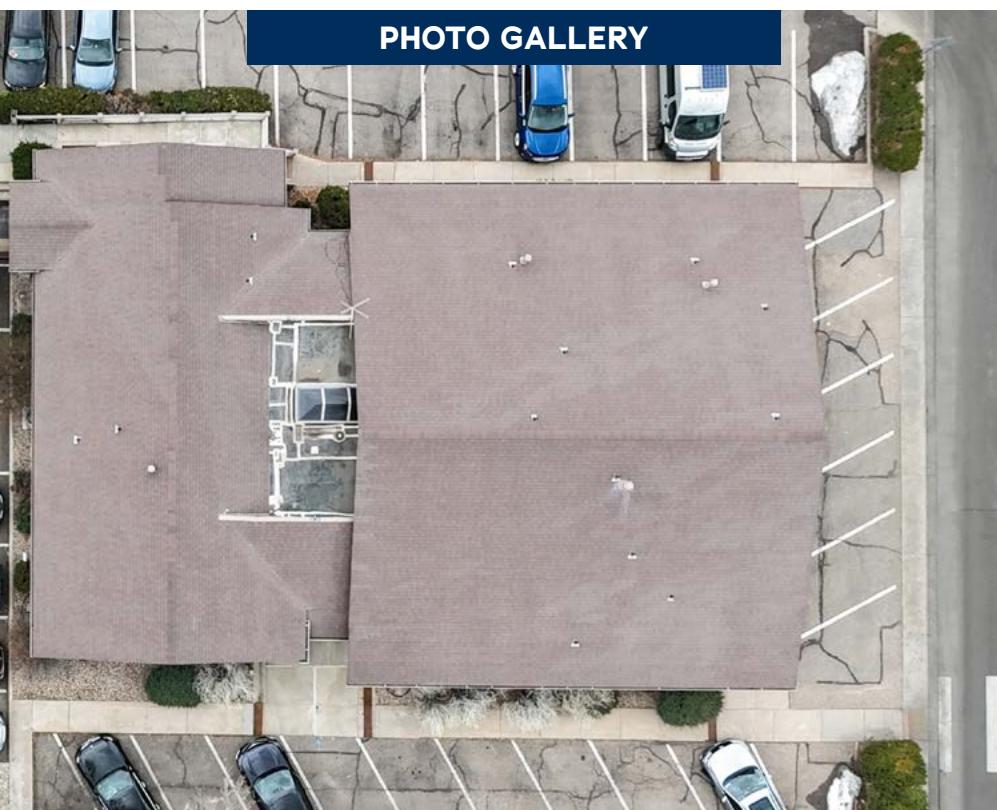
Floor 1



AERIAL TOUR



PHOTO GALLERY





ENT Clinic

ENT House • Clinic

John D. Dutton, M.D.

John D. Dutton, M.D.

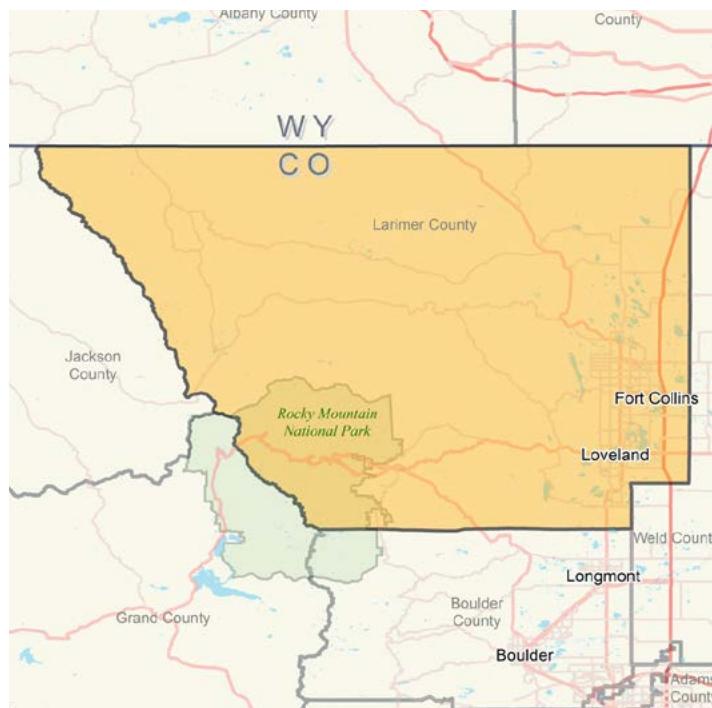
1032 LUKE

MARKET OVERVIEW

FORT COLLINS OVERVIEW

FORT COLLINS

The Fort Collins-Loveland metro is situated just east of the Rocky Mountain Foothills, approximately 65 miles north of Denver. The market encompasses all of Larimer County. A portion of Rocky Mountain National Park is in the county, providing scenic views and hiking trails. Fort Collins is home to Colorado State University and is the most populous city in the metro, with roughly 175,000 residents. Several notable developments are underway or proposed in the city, including the expansion of Northern Colorado Regional Airport. The former Hughes Stadium site may also be redeveloped.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



TEMPERATE CLIMATE

The metro averages nearly 300 days of sunshine per year, attracting residents and visitors that desire the area's plethora of outdoor activities.



DIVERSIFIED ECONOMY

The regional economy has a mix of manufacturing, energy, high-tech and service-oriented job opportunities.



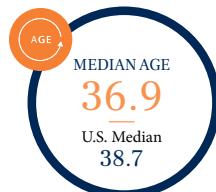
AFFORDABLE COST-OF-LIVING

Fort Collins features lower living expenses and costs of doing business than many other southwestern markets, drawing companies and residents to the area.

ECONOMY

- Colorado State University is a major economic driver and supports demand for housing, retailers and office space. University enrollment totaled 33,600 students in 2023, with the campus welcoming its largest entering class in history last fall.
- Fort Collins' manufacturing base is home to Woodward, Inc., Anheuser-Busch and New Belgium Brewing Company facilities.
- Traditionally known for its reliance on manufacturing, the Fort Collins economy continues to diversify. Resources and research facilities at Colorado State University help attract high-tech companies — such as Hewlett-Packard and Remote GeoSystems — to the market.

DEMOGRAPHICS



BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

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:

1032 Luke Street, Fort Collins, Colorado 80524

or real estate which substantially meets the following requirements:

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.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

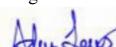
Buyer _____

Buyer _____

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker _____



Marcus & Millichap
THE KRAMER GROUP

SALE INFORMATION:

ERIK ENSTAD

Senior Associate | Denver

Direct: (773) 505-7755

Office: (303) 328-2013

erik.enstad@marcusmillichap.com

License: CO FA100089977

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248

Office: (303) 328-2020

brandon.kramer@marcusmillichap.com

License: CO FA100045203



LEASE INFORMATION:

WAYNE LEWIS

Senior Partner

Direct: (303) 588-8808

Office: (970) 667-7000 x 104

wlewis@lcrealestategroup.com

License: CO IA40043311

NATHAN KLEIN

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Direct: (970) 222-2473

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