

FOR SALE

125 S. Howes Street
Fort Collins, CO

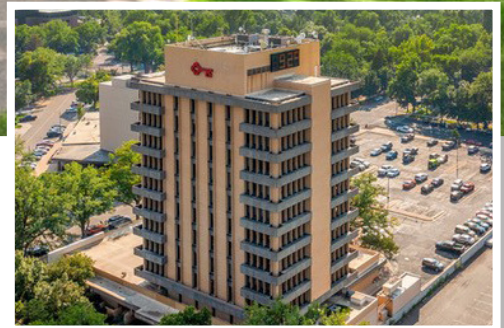
TRIPLE NET-LEASE INVESTMENT TO KEY BANK

PROPERTY TYPE	AVAILABLE	NEW PRICE	NET OPERATING INCOME-MAY 2026	CAP RATE-MAY 2026
OFFICE/RETAIL CONDO	6,200 SF	\$2,050,000	\$133,100	6.50%



FEATURES:

- Investment grade tenant, Key Bank, has occupied the 1st floor for 30-years
- Rent increases to \$133,100, 6.50% CAP, in May 2026, see page two for rent schedule
- Key Bank has signage on the iconic 11-story office building, which is known as the Key Bank Tower
- Ownership includes additional 40,000 SF parking lot in addition to onsite parking
- Tenant has reserved parking for their suite
- Main floor suite with direct street access



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INCLUSIONS

- The condominium comprises 12.22% of the Key Bank complex (main level + tower) and includes a 12.22% ownership interest in the primary main parking lot, plus a 12.22% interest in adjacent 40,000 SF parking lot to the west on Meldrum Street. A total of 16 parking spaces have been allocated to this condominium in the primary lot and an additional 19 spaces in the west lot.

KEY BANK RENT SCHEDULE

	ANNUAL NOI	MONTHLY NOI
5/1/2021 - 4/30/2026	\$121,000	\$10,083
5/1/2026 - 4/30/2031	\$133,100	\$11,092
5-YEAR OPTIONS		
5/1/2031 - 4/30/2036	Greater of \$146,410 or FMV	
5/1/2036 - 4/30/2041	Greater of \$161,051 or FMV	



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13.5

MILES
TO LOVELAND

32.2

MILES
TO GREELEY

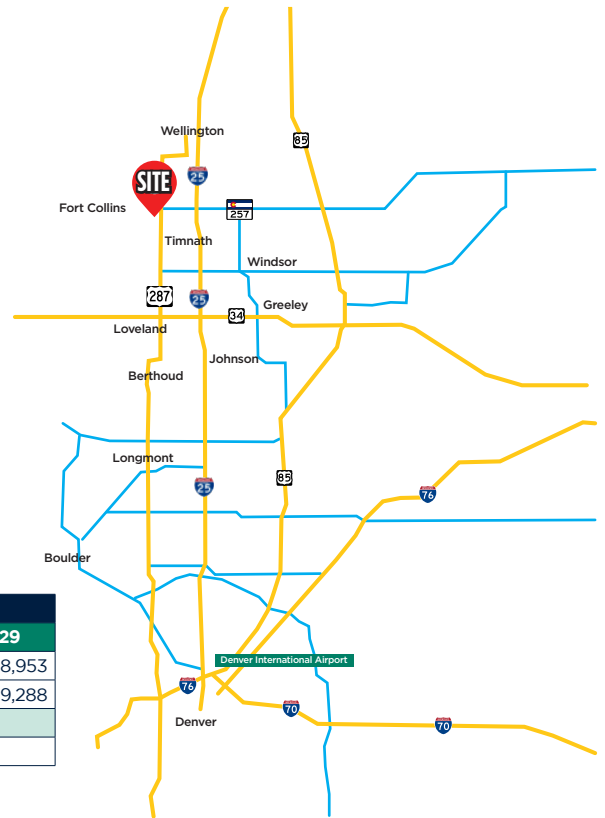
45.8

MILES
TO CHEYENNE

65.9

MILES
TO DENVER
INTERNATIONAL
AIRPORT

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,962	16,725	92,198	97,829	159,837	168,953
Households	5,987	6,351	37,163	39,654	65,255	69,288
Median HH Income	\$56,413		\$56,491		\$67,502	
Average HH Income	\$82,148		\$80,894		\$92,963	



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

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Greeley

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