

OFFICE CONDOS AVAILABLE FOR SALE OR LEASE

1927

WILMINGTON DRIVE
FORT COLLINS, CO 80528
INVESTMENT & OWNER USER OPPORTUNITY

PRICE REDUCED



PROPERTY OVERVIEW

This "Class A" office facility features high end Colorado style finishes including large windows, vaulted ceilings, a slate floor entry and lobby area. Other amenities include common area restrooms and an elevator as well as monument signage. Located in the Harmony Village Office Park, this property has ample parking and is in close proximity to multiple business services and eating establishments.

AVAILABLE FOR SALE OR LEASE UNIT

UNIT 101 | 1,688 SF

Available for Sale or Lease

Sale: ~~\$590,800.00~~ \$531,720.00

~~\$350/SF~~ \$315/SF

Lease Rate: \$22.00 - \$24.00/SF NNN

UNIT 102 | 3,171 SF

Available for Sale

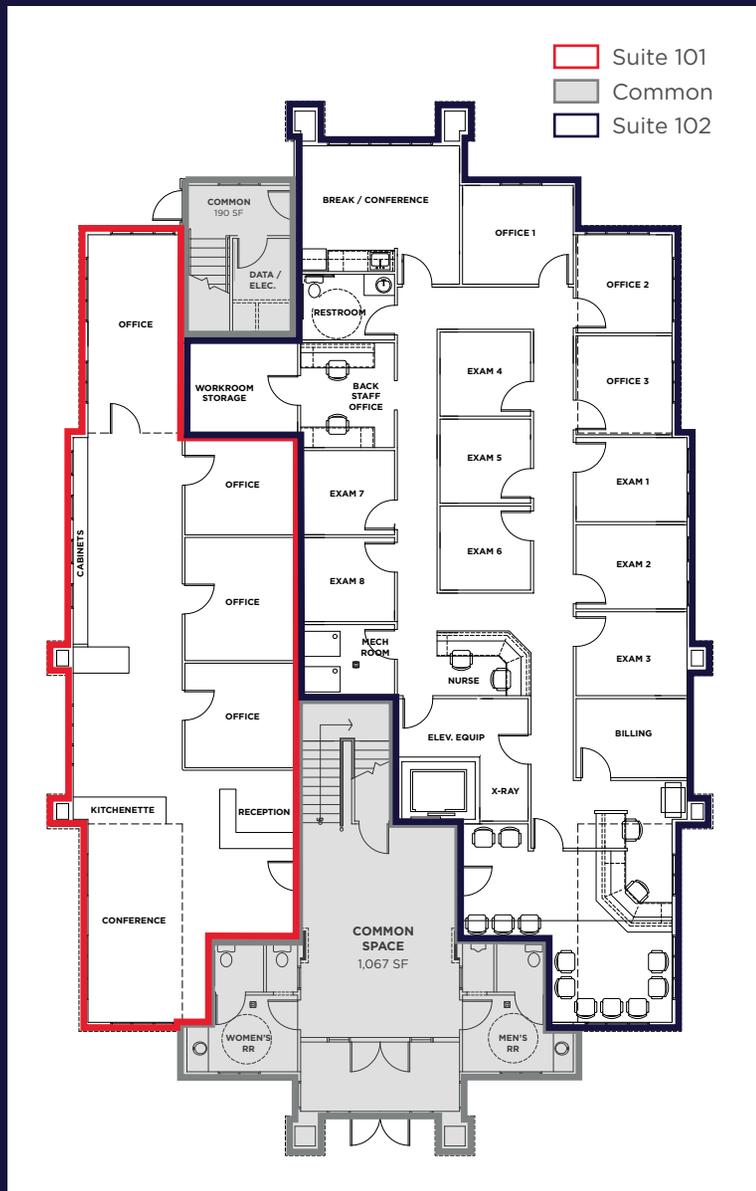
Sale: ~~\$1,004,301.00~~ \$935,445.00

~~\$317/SF~~ \$295/SF

NOI: \$70,301.07 | Cap Rate: 7.5%



// FLOORPLAN



INVESTMENT & OWNER/USER HIGHLIGHTS

Building Size 9,600 SF

Year Built 2006

Available Units
 Unit 101: 1,688 SF
 Unit 102: 3,171 SF

Use Office

Unit 101:

Owner/User Opportunity
 Sale: ~~\$590,800.00~~ **\$531,720.00**
 Lease Rate \$22.00 - \$24.00/SF NNN
 NNN Expenses \$14.46/SF

Pricing

Unit 102:

Investment Opportunity
 Sale: ~~\$1,004,301.00~~ **\$935,445.00**
 NOI: \$70,301.07
 Cap Rate: 7.5%
 Tenant: Save Your Sole Foot & Ankle Specialists
 Lease Through: 12/31/2027*
 *2-year lease with an option to renew for 1 year

HOA Yes

Suite 101 Features Conference Room, Reception Area, Four Offices, Waiting Area

Suite 102 Features Conference Room, Reception, Four Offices, and Eight Exam Rooms

// GALLERY



Lobby



Suite 102



Suite 102



Suite 102



Suite 102



Suite 101



Suite 101



Suite 101

