

FOR SALE

125 S. Howes Street
Fort Collins, CO

TRIPLE NET-LEASE INVESTMENT TO KEY BANK

PROPERTY TYPE

**OFFICE/RETAIL
CONDO**

AVAILABLE

6,200 SF

NEW
PRICE

\$1,995,000

NET OPERATING
INCOME-MAY 2026

\$133,100

CAP RATE-
MAY 2026

6.67%



**NEW 5-YEAR OPTION
WITH 5+ YEARS
REMAINING THROUGH
APRIL 2031**

FEATURES:

- Investment grade tenant, Key Bank, has occupied the 1st floor for 30-years
- Rent increases to \$133,100, 6.67% 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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COMMERCIAL REAL ESTATE SERVICES

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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	



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.

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13.5

MILES
TO LOVELAND

32.2

MILES
TO GREELEY

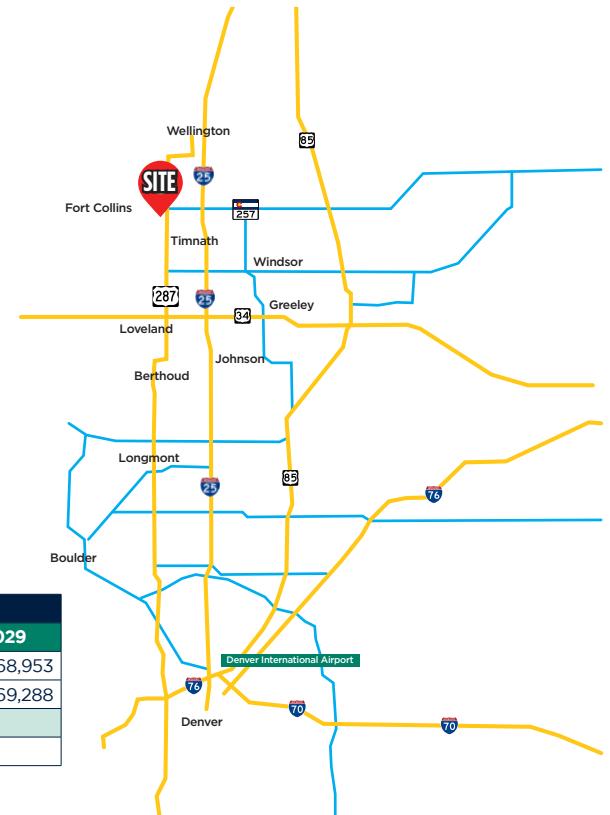
45.8

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
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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