

PROFESSIONAL OFFICE BUILDING OWNER-USER / INVESTMENT OPPORTUNITY



1000 CENTRE AVENUE

Fort Collins, Colorado 80526

Offering Highlights

- Asking Price: \$1,500,000 (\$233 per SF)
- 6,443 SF single-story professional office building on 0.24 acres
- Ideal owner-user opportunity with SBA 504 financing available (as low as 10% down)
- Flexible floor plan with private offices, open workspaces, conference rooms, and break room
- Well-established professional office park in west Fort Collins (Centre for Advanced Technology)
- Current rental income from month-to-month tenant (\$24,600/year) to offset carrying costs
- Employment District (E) zoning supports a wide range of office and professional uses



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 04.15.2026



PROPERTY OVERVIEW:

1000 Centre Avenue is a well-maintained, 6,443-square-foot single-story professional office building situated on a 0.24-acre corner lot within the Centre for Advanced Technology office park in west Fort Collins. Built in 1995, the masonry construction building features a hip roof, package-unit HVAC, and ample surface parking.

The property offers a highly functional and adaptable floor plan designed for professional office use. The interior includes multiple private offices, three conference rooms (including a small conference room), open office/ collaborative work areas, a break room with kitchenette, a wellness room, and an outside courtyard. The layout is well-suited for a single occupant seeking a headquarters location, or a multi-tenant configuration with up to three suites.

The building is currently partially occupied by Dyslexia and Reading Tutoring LLC, which leases approximately 1,643 SF on a month-to-month gross lease at \$2,050/month (\$24,600 annually). The lease is terminable by either party with 30 days' written notice, giving a new owner full flexibility to occupy the entire building or retain the tenant for continued income. Basement and crawl space equal to building profile.

PROPERTY DETAILS:

Building Size	6,443 SF
Year Built	1995
Lot Size	0.24 AC (10,454 SF)
Stories	Single-Story
Construction	Masonry
Roof	Hip Roof
HVAC	3 Furnace units in basement and crawl space. AC ground units
Zoning	E (Employment)
Parking	Surface Parking
Parcel Number	95021-65-001



PRIVATE PATIO



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KITCHEN

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BUILDING FEATURES:

- Multiple private offices with natural light
- Three conference rooms (large and small) for client meetings and collaboration
- Open office / collaborative work areas
- Break room with kitchenette
- Dedicated wellness room
- Outside courtyard
- Ample surface parking
- Corner lot with excellent visibility within the office park

CURRENT TENANT SUMMARY:

Tenant	Leased SF	Annual Rent	Lease Type
Dyslexia and Reading Tutoring LLC	1,643 SF	\$24,600	Gross Month-to-Month
Vacant	4,800 SF	—	Available

The current lease is a gross lease where the landlord is responsible for all operating expenses including utilities, insurance, maintenance, HVAC upkeep, snow removal, and ground maintenance. The lease is terminable with 30 days' written notice by either party, providing maximum flexibility for a new owner.

OPERATING EXPENSES (2025 ACTUALS):

Expense Category	Annual Rent	Per SF
Utilities (Electric, Water, Gas)	\$7,786	\$1.21
Insurance (The Hartford)	\$16,338	\$2.54
Owners Association CAM	\$17,594	\$2.73
Property Taxes	\$36,253	\$5.63
Total Operating Expenses	\$77,971	\$12.10



ABUNDANT NATURAL LIGHT IN OPEN WORKSPACES



PRIVATE OFFICES



WELLNESS ROOM

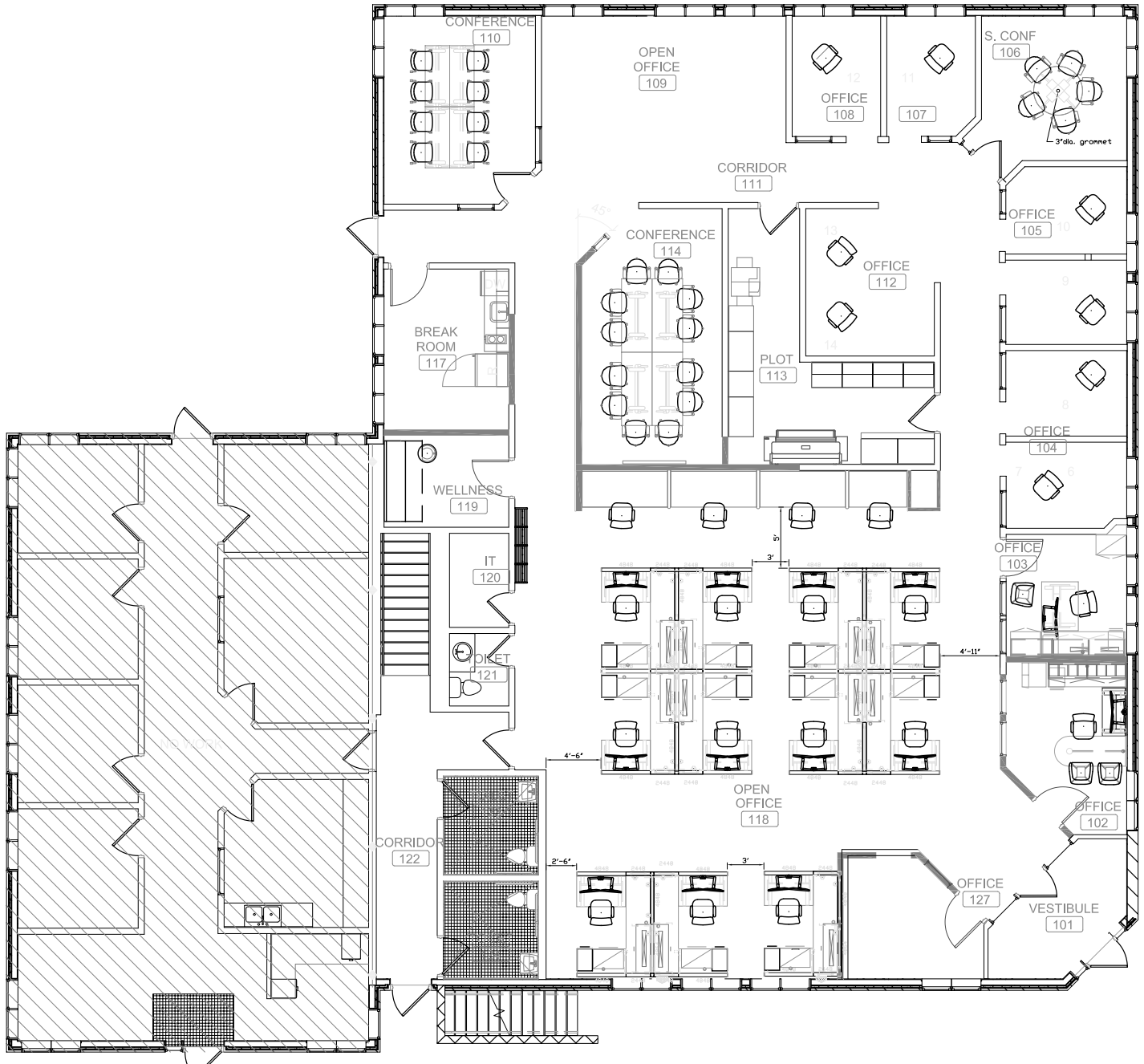
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**Note: Source of all square footage numbers in Larimer County Assessor.*

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