

1526 Oakridge Drive

FORT COLLINS, CO 80525

**PUBLICLY TRADED
NN LEASED INVESTMENT**



**FRESENIUS
KIDNEY CARE**



**CUSHMAN &
WAKEFIELD**



\$2,715,350
SALE PRICE



\$162,921
FIRST YEAR NOI



4+ YEAR LEASE
SCHEDULED RENT INCREASES



6%
CAP RATE



CORPORATE
GUARANTY



NN LEASE
MINIMAL LANDLORD
RESPONSIBILITIES



SIGNIFICANTLY BELOW REPLACEMENT COST



Building Size	6,425 SF
Site Size	1.48 Acres (64,405 SF)
Year Built	2003
Year Remodeled	2018
Zoning	Harmony Corridor District

Location Map



For more information, please contact:

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