

383 W Drake Rd

Fort Collins, CO 80526

Suite 103 | Dental / Medical / Office Space Available | Located in mid-town Fort Collins

Below-Market Seller Financing or 1 Year Free Rent!*

**For a qualified buyer / tenant (5+ year term) subject to appropriate terms*



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- Dental/Medical Condominium
- Close to College Ave & High Traffic Counts
- Building/Monument Signage Available
- First Floor Unit With Windows



Financing Analysis – Bank Financing vs. Seller Financing

Bank Financing Scenario

[Click here](#) to view Bank Financing Scenario

Ownership Assumptions:			
	Total	PSF	%
Building (Condo) Area (sf):	3,397		
Project Cost:			
Purchase Price	\$ 599,000	\$ 176.33	
Loan Data (Bank Loan):			
Purchase Price Plus Financing Costs	\$ 614,000	\$ 180.75	
Loan Amount	\$ 449,250	\$ 132.25	75%
Down Payment	\$ 149,750	\$ 44.08	25%
Closing Costs & Origination Fee	\$ 15,000	\$ 4.42	
Amortization Period (Years)	25		
Interest Rate	6.54%		
Term (Years)	7		
Estimated Annual Operating Expenses:			
Property Taxes (2025 taxes)	\$ 17,441	\$ 5.13	
Property Insurance (Condo - Wall to Wall)	\$ 2,590	\$ 0.76	
Common Area Maintenance	\$ 17,100	\$ 5.03	
Total Estimated Annual Operating Expenses:	\$ 37,131	\$ 10.93	

Own:	Upfront	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Financing Expenses:							
Annual Debt Service		\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (182,676)
Down Payment	\$ (149,750)						\$ (149,750)
Closing Costs & Origination Fee	\$ (15,000)						\$ (15,000)
Total Financing Expenses	\$ (164,750)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (347,426)
Operating Expenses:							
CAM	\$ -	\$ (17,100)	\$ (17,613)	\$ (18,141)	\$ (18,686)	\$ (19,246)	\$ (90,786)
Insurance	\$ -	\$ (2,590)	\$ (2,668)	\$ (2,748)	\$ (2,830)	\$ (2,915)	\$ (13,751)
Property Taxes	\$ -	\$ (17,441)	\$ (17,964)	\$ (18,503)	\$ (19,058)	\$ (19,630)	\$ (92,597)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
Total Annual Expenses:							
Total Financing Expenses	\$ (164,750)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (36,535)	\$ (347,426)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
Total Annual Expenses:	\$ (164,750)	\$ (73,666)	\$ (74,780)	\$ (75,928)	\$ (77,109)	\$ (78,327)	\$ (544,560)
Less: Loan Principal Reduction	\$ -	\$ 7,373	\$ 7,870	\$ 8,400	\$ 8,966	\$ 9,570	\$ 42,179
Before Tax Total Annual Cost of Ownership	\$ (164,750)	\$ (66,294)	\$ (66,911)	\$ (67,528)	\$ (68,143)	\$ (68,756)	\$ (502,381)
Before Tax Total Annual Cost of Ownership PSF	\$ (48.50)	\$ (19.52)	\$ (19.70)	\$ (19.88)	\$ (20.06)	\$ (20.24)	\$ (147.89)

Seller Financing Scenario

[Click here](#) to view Seller Financing Scenario

Ownership Assumptions:			
	Total	PSF	%
Building (Condo) Area (sf):	3,397		
Project Cost:			
Purchase Price	\$ 599,000	\$ 176.33	
Loan Data (Seller Financing):			
Purchase Price Plus Financing Costs	\$ 601,500	\$ 177.07	
Loan Amount	\$ 479,200	\$ 141.07	80%
Down Payment	\$ 119,800	\$ 35.27	20%
Closing Costs & Origination Fee	\$ 2,500	\$ 0.74	
Amortization Period (Years)	25		
Interest Rate	4.00%		
Term (Years)	7		
Estimated Annual Operating Expenses:			
Property Taxes (2025 taxes)	\$ 17,441	\$ 5.13	
Property Insurance (Condo - Wall to Wall)	\$ 2,590	\$ 0.76	
Common Area Maintenance	\$ 17,100	\$ 5.03	
Total Estimated Annual Operating Expenses:	\$ 37,131	\$ 10.93	

Own:	Upfront	Year 1*	Year 2	Year 3	Year 4	Year 5	Total
Financing Expenses:							
Annual Debt Service		\$ (19,168)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (140,579)
Down Payment	\$ (119,800)						\$ (119,800)
Total Financing Expenses	\$ (119,800)	\$ (19,168)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (260,379)
Operating Expenses:							
CAM	\$ -	\$ (17,100)	\$ (17,613)	\$ (18,141)	\$ (18,686)	\$ (19,246)	\$ (90,786)
Insurance	\$ -	\$ (2,590)	\$ (2,668)	\$ (2,748)	\$ (2,830)	\$ (2,915)	\$ (13,751)
Property Taxes	\$ -	\$ (17,441)	\$ (17,964)	\$ (18,503)	\$ (19,058)	\$ (19,630)	\$ (92,597)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
Total Annual Expenses:							
Total Financing Expenses	\$ (119,800)	\$ (19,168)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (30,353)	\$ (260,379)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
Total Annual Expenses:	\$ (119,800)	\$ (56,299)	\$ (68,598)	\$ (69,745)	\$ (70,927)	\$ (72,144)	\$ (457,512)
Less: Loan Principal Reduction	\$ -	\$ 11,392	\$ 11,856	\$ 12,339	\$ 12,842	\$ 13,365	\$ 61,795
Before Tax Total Annual Cost of Ownership	\$ (119,800)	\$ (44,907)	\$ (56,741)	\$ (57,406)	\$ (58,085)	\$ (58,779)	\$ (395,718)
Before Tax Total Annual Cost of Ownership PSF	\$ (35.27)	\$ (13.22)	\$ (16.70)	\$ (16.90)	\$ (17.10)	\$ (17.30)	\$ (116.49)

POTENTIAL NET SAVINGS OF SELLER FINANCING VS BANK FINANCING OVER 5 YEARS \$ 143,489

*Assumes all other financing costs to be identical between both.

POTENTIAL SAVINGS!

Property Details & Floor Plan

Site

3,397± RSF

Pricing

Lease Rate: \$9.99 / SF NNN
(2026 NNN's estimated at \$11.78/SF)

Tenant Finish Allowance available for qualified Tenant

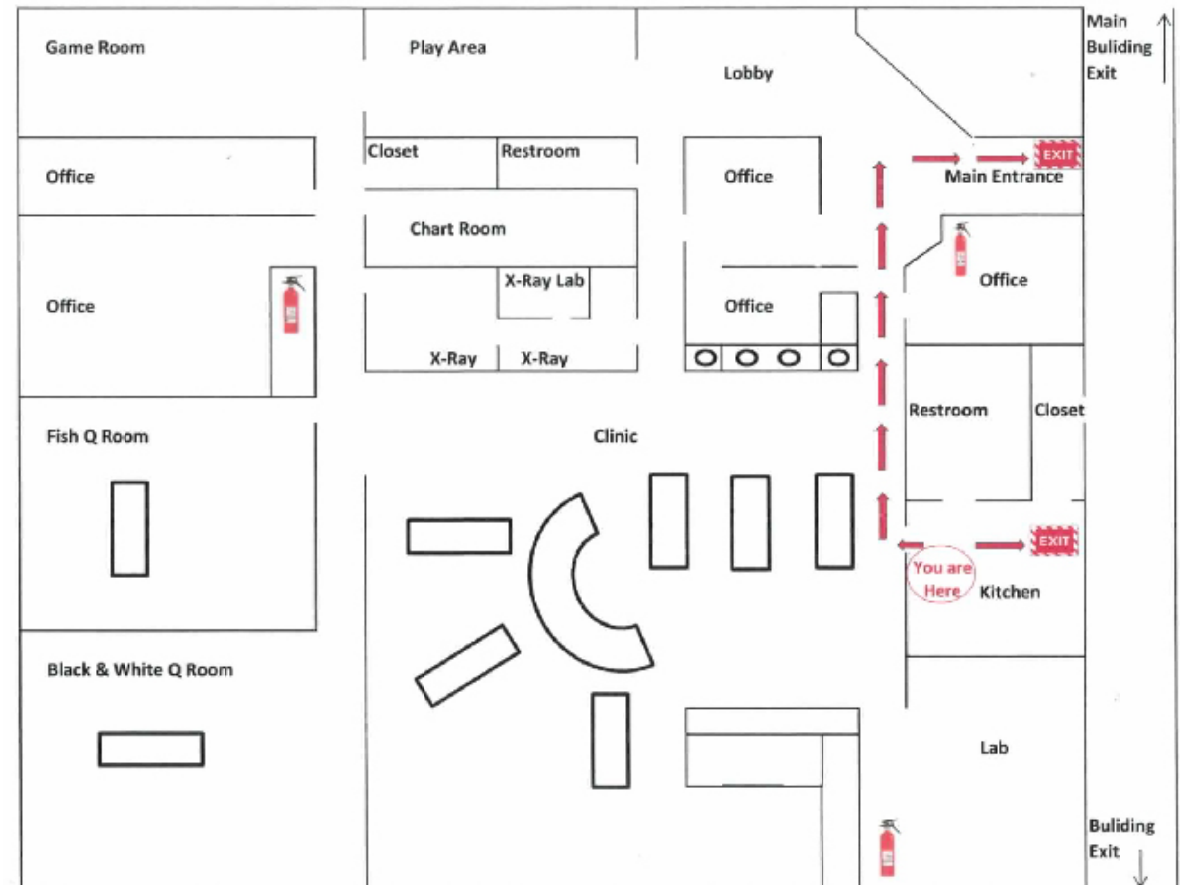
Sale Price: \$599,000 (\$176.33/SF)

Space Description

Dental / Medical office condominium located in mid-town Fort Collins within the Drake Office Park. The available unit includes a large reception area, private offices, several private exam rooms, large clinic with windows, inhouse dental lab, and private kitchenette. Restrooms are located within the space.

Features

- + Air compressor with nitrous lines and controls
- + Ample parking
- + Signage: building & monument signs
- + Clinic with wall of windows



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For Sale/Lease

Property Images



Demographics and Area Information

Market Data:

Fort Collins, with a population of approximately 176,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 34,000 students and approximately 7,500 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs and an educated, well compensated workforce. Additionally, Fort Collins is known as a hub for innovation, research, and entrepreneurship, with key industries such as: Bioscience, Clean Energy, Hardware & Software Technology, Creative Industries, Water Resources, and many more.

Notable Fort Collins Employers:

- Advanced Energy Industries
- Anheuser Busch
- Banner Health Colorado
- Broadcom Ltd.
- City of Fort Collins
- Colorado State University
- Front Range Community College
- Hewlett Packard
- Intel
- Larimer County
- OtterBox
- Poudre School District
- Tolmar
- Thompson School District
- Qualfon
- UCHealth
- Woodward, Inc.

Source: BizWest 2024 Book of Lists

	1-MILE	3-MILES	5-MILES
2025 Est. Population	14,582	118,700	181,445
2030 Projected Population	15,214	121,406	188,138
2025 Est. Avg. HH Income	\$93,017	\$115,103	\$125,933
Median Age	32.7	31.4	33.5
Daytime Employment	12,292	84,008	115,199

Source: Site To Business - July 2026



Population of approximately 982,000±
(30 mile radius from I-25 and US 34)

Fort Collins Accolades

Fort Collins is consistently being recognized on “top and best of” lists.

- + Top 15% for Best Cities for Young Professionals in America: Niche - 2026
- + Ranked No. 4 Top 25 Best Places to Live Out West: Livability - Dec 2025
- + Fort Collins, Colorado Ranks Among the Top 20 Most Livable Metro Areas in the U.S.: RentCafe - Dec 2025
- + Ranked No. 39 out of 150 cities for Best Places to Live in the U.S.: U.S. News & World Report - May 2024
- + Top 25 Best Places to Live: U.S. News & World Report’s - 2023
- + Ranked No. 11, The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- + Ranked No. 1, Best Places to Live in Colorado in 2023: Forbes - October 2022

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Contact Us

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