

FOR SALE OR LEASE  
383 W DRAKE RD., SUITE 103  
FORT COLLINS, CO 80526

DENTAL / MEDICAL / OFFICE SPACE  
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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# 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	\$ 675,000	\$ 198.70
Loan Data (Bank Loan):		
Purchase Price Plus Financing Costs	\$ 690,000	\$ 203.12
Loan Amount	\$ 506,250	\$ 149.03
Down Payment	\$ 168,750	\$ 49.68
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
<b>Total Estimated Annual Operating Expenses:</b>	<b>\$ 37,131</b>	<b>\$ 10.93</b>

Own:	Upfront	Year 1	Year 2	Year 3	Year 4	Year 5	Total
<b>Financing Expenses:</b>							
Annual Debt Service		\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (205,854)
Down Payment	\$ (168,750)						\$ (168,750)
Closing Costs & Origination Fee	\$ (15,000)						\$ (15,000)
<b>Total Financing Expenses</b>	<b>\$ (183,750)</b>	<b>\$ (41,171)</b>	<b>\$ (389,604)</b>				
<b>Operating Expenses:</b>							
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)
<b>Total Operating Expenses</b>	<b>\$ -</b>	<b>\$ (37,131)</b>	<b>\$ (38,245)</b>	<b>\$ (39,392)</b>	<b>\$ (40,574)</b>	<b>\$ (41,791)</b>	<b>\$ (197,134)</b>
<b>Total Annual Expenses:</b>							
Total Financing Expenses	\$ (183,750)	\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (41,171)	\$ (389,604)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
<b>Total Annual Expenses:</b>	<b>\$ (183,750)</b>	<b>\$ (78,302)</b>	<b>\$ (79,416)</b>	<b>\$ (80,563)</b>	<b>\$ (81,745)</b>	<b>\$ (82,962)</b>	<b>\$ (586,738)</b>
Less: Loan Principal Reduction	\$ -	\$ 8,308	\$ 8,868	\$ 9,466	\$ 10,104	\$ 10,785	\$ 47,530
Before Tax Total Annual Cost of Ownership	\$ (183,750)	\$ (69,994)	\$ (70,548)	\$ (71,097)	\$ (71,641)	\$ (72,177)	\$ (539,207)
Before Tax Total Annual Cost of Ownership PSF	\$ (54.09)	\$ (20.60)	\$ (20.77)	\$ (20.93)	\$ (21.09)	\$ (21.25)	\$ (158.73)

## SELLER FINANCING SCENARIO

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

Ownership Assumptions:		
	Total	PSF
Building (Condo) Area (sf):	3,397	
Project Cost:		
Purchase Price	\$ 675,000	\$ 198.70
Loan Data (Seller Financing):		
Purchase Price Plus Financing Costs	\$ 677,500	\$ 199.44
Loan Amount	\$ 540,000	\$ 158.96
Down Payment	\$ 135,000	\$ 39.74
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
<b>Total Estimated Annual Operating Expenses:</b>	<b>\$ 37,131</b>	<b>\$ 10.93</b>

Own:	Upfront	Year 1*	Year 2	Year 3	Year 4	Year 5	Total
<b>Financing Expenses:</b>							
Annual Debt Service		\$ (21,600)	\$ (34,204)	\$ (34,204)	\$ (34,204)	\$ (34,204)	\$ (158,415)
Down Payment	\$ (135,000)						\$ (135,000)
<b>Total Financing Expenses</b>	<b>\$ (135,000)</b>	<b>\$ (21,600)</b>	<b>\$ (34,204)</b>	<b>\$ (34,204)</b>	<b>\$ (34,204)</b>	<b>\$ (34,204)</b>	<b>\$ (293,415)</b>
<b>Operating Expenses:</b>							
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)
<b>Total Operating Expenses</b>	<b>\$ -</b>	<b>\$ (37,131)</b>	<b>\$ (38,245)</b>	<b>\$ (39,392)</b>	<b>\$ (40,574)</b>	<b>\$ (41,791)</b>	<b>\$ (197,134)</b>
<b>Total Annual Expenses:</b>							
Total Financing Expenses	\$ (135,000)	\$ (21,600)	\$ (34,204)	\$ (34,204)	\$ (34,204)	\$ (34,204)	\$ (293,415)
Total Operating Expenses	\$ -	\$ (37,131)	\$ (38,245)	\$ (39,392)	\$ (40,574)	\$ (41,791)	\$ (197,134)
<b>Total Annual Expenses:</b>	<b>\$ (135,000)</b>	<b>\$ (58,731)</b>	<b>\$ (72,449)</b>	<b>\$ (73,596)</b>	<b>\$ (74,778)</b>	<b>\$ (75,995)</b>	<b>\$ (490,549)</b>
Less: Loan Principal Reduction	\$ -	\$ 12,837	\$ 13,361	\$ 13,905	\$ 14,471	\$ 15,061	\$ 69,635
Before Tax Total Annual Cost of Ownership	\$ (135,000)	\$ (45,894)	\$ (59,088)	\$ (59,691)	\$ (60,307)	\$ (60,934)	\$ (420,914)
Before Tax Total Annual Cost of Ownership PSF	\$ (39.74)	\$ (13.51)	\$ (17.39)	\$ (17.57)	\$ (17.75)	\$ (17.94)	\$ (123.91)

POTENTIAL NET SAVINGS OF SELLER FINANCING VS BANK FINANCING OVER 5 YEARS \$ 118,293

\* Year one of the seller financing analysis is showing interest only.

**POTENTIAL SAVINGS!**

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# PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE OR LEASE

## PROPERTY DETAILS & FLOOR PLAN

383 W. Drake Road  
Suite 103

**Size** 3,397± RSF

### Pricing

**Lease Rate:** \$12.00 / SF NNN  
(2024 NNN's estimated at \$10.83/SF)

Tenant Finish Allowance available for qualified Tenant

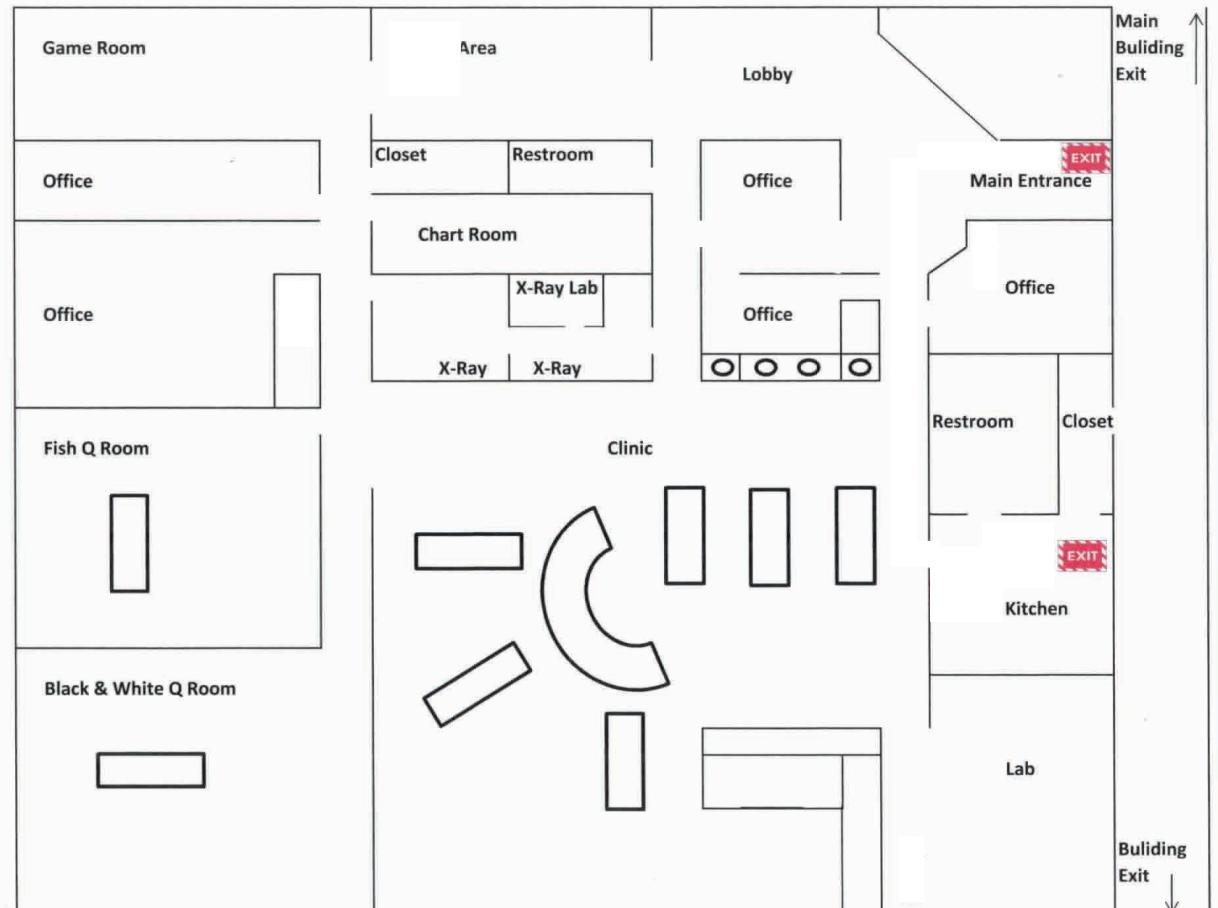
**Sale Price:** \$675,000 (\$198.70/SF)

### 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, in-house 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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## 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

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## DEMOGRAPHICS AND AREA INFORMATION

	1-MILE	3-MILES	5-MILES
2025 Est. Population	14,804	117,852	180,859
2030 Projected Population	15,588	119,984	185,581
2025 Est. Avg. HH Income	\$84,966	\$104,631	\$114,809
Median Age	32.2	31.1	33.3
Daytime Employment	13,004	88,576	121,071

Source: Site To Business - July 2025



**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.

- 2024 Top 100 Best Places to Live: Livability - April 2024
- Named one of 2023's top 100 U.S. cities to live in: Livability.com - Aug 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
- Ranked No.11, The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Ranked No. 5, Best Housing Markets for Growth and Stability in 2021: SmartAsset - March 2022 ([click here to view article](#))
- 2nd Best Cities for Small Business Owners: ValuePenguin - March 2021
- Ranked No. 1, The best places to live in America in 2020: MarketWatch - Oct 2020

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