

FOR LEASE & SALE

313 W Drake Rd, Fort Collins, CO 80526

BUILDING DETAILS

SALE PRICE	\$2,750,000
LEASE RATE	\$20 NNN
TOTAL SF	12,209
SF AVAILABLE	2,000 – 6,500 SF
YEAR REMODLED	2014
BUILDOUT	Medical
PARKING	6.5:1000 SF



ADDITIONAL FEATURES

- ▶ 50% Leased
- ▶ Remaining 50% Divisible to ~2,000 SF Suites
- ▶ West Drake Road Frontage
- ▶ College Ave Visibility
- ▶ Directly Adjacent to CSU
- ▶ Less than 5% market vacancy

DESCRIPTION

Owner-user and value-add medical office opportunity featuring approximately 50% occupancy and immediate availability for a buyer to occupy roughly 6,000 SF. The 12,209 SF building offers prominent Drake Road frontage, elevator access, a strong parking ratio, and a central Fort Collins location near CSU, Old Town, and major retail amenities. Existing in-place income provides a buyer with a partial offset while the remaining space can be leased to create a stabilized multi-tenant medical or professional office asset.



Jack Rohr

EMAIL jrohr@resoluteinv.com

PHONE 303-842-1869

WEBSITE www.resoluteinv.com