



## STAND-ALONE OFFICE BUILDING FOR SALE IN CENTRAL SOUTH FORT COLLINS



AVAILABLE: 6,390 SF RENTABLE, TOTAL BLDG SF OF 7,225  
SALE PRICE: \$1,445,000 (\$200/SF)

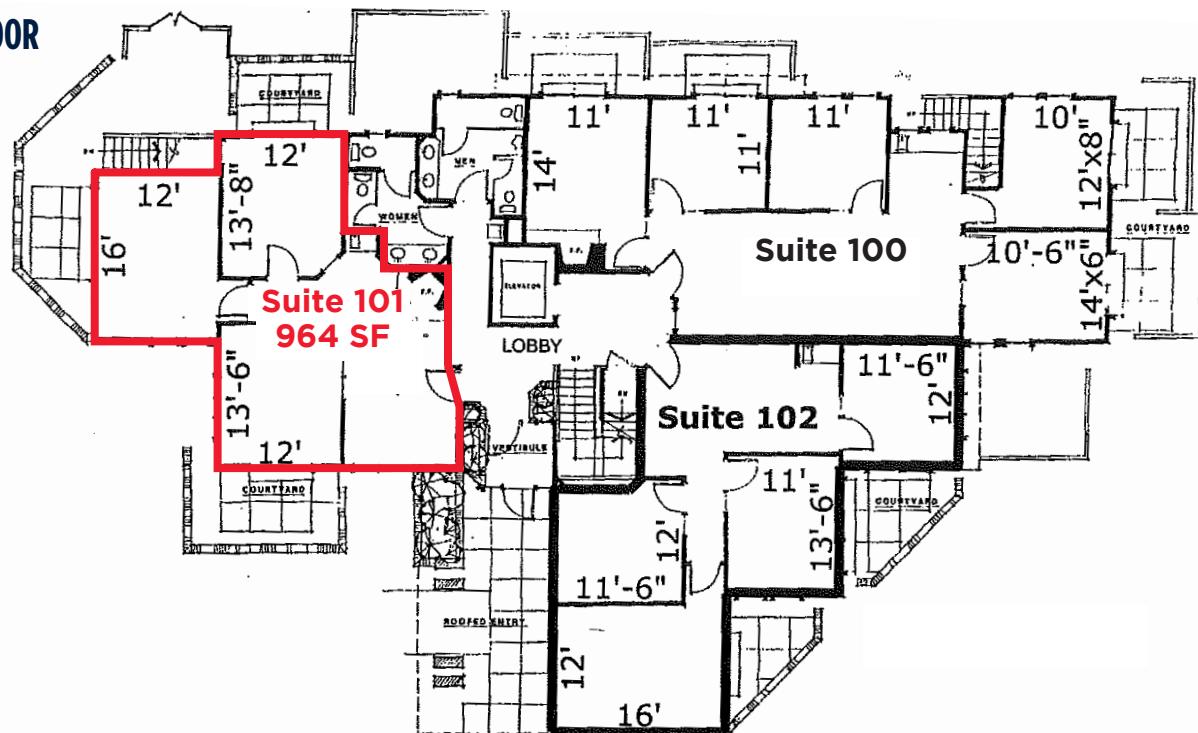
### FEATURES:

- Excellent owner/occupied option 964 SF available, see page 2
- 2nd floor elevator served
- Long-term tenants in places with NNN leases
- 6.5% proforma CAP rate
- Many outside patios and balconies
- Additional basement storage available
- Well maintained professional office park

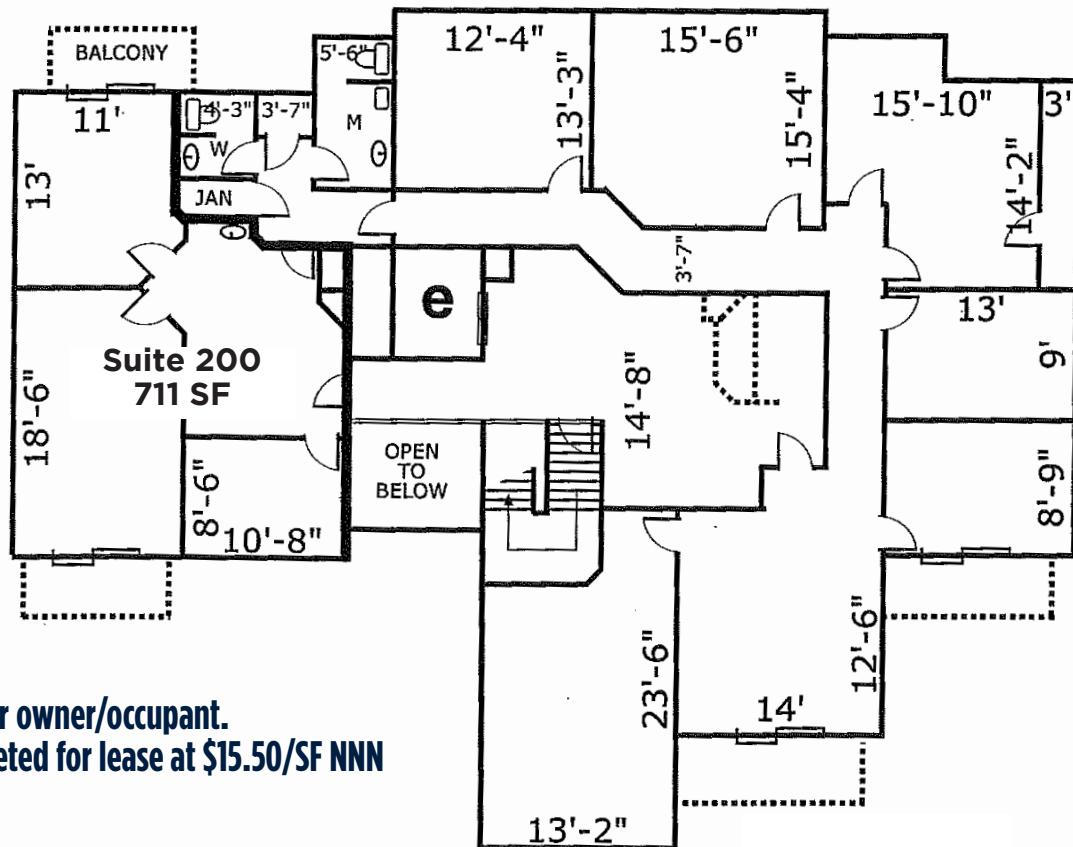
# FLOOR PLANS

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525

## 1ST FLOOR



## 2ND FLOOR



**Suite 101 available for owner/occupant.  
Suite currently marketed for lease at \$15.50/SF NNN**

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

**Erik Broman** Broker / Partner  
970.420.1445  
broman@realtec.com

**Steve Stansfield, CCIM, SIOR** Broker / Partner  
970.420.1892  
steve@realtec.com

## FEATURED SITE

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525



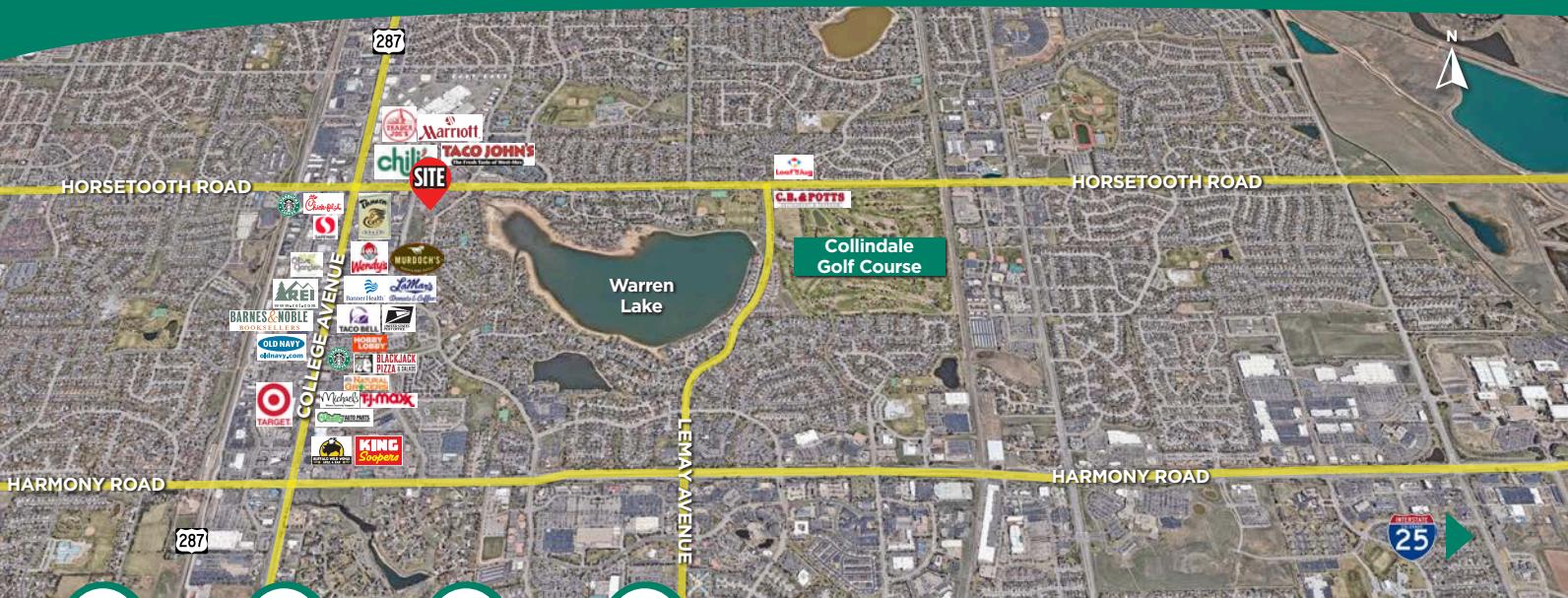
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# SITE LOCATION

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,250	104,268	174,607
HOUSEHOLDS	5,290	43,251	70,579
MEDIAN HH INCOME	\$66,298	\$72,730	\$69,252
POPULATION GROWTH '23 - '28	1.07%	1.71%	2.23%
HOUSEHOLD GROWTH '23 - '28	1.30%	1.97%	2.36%

**Fort Collins**  
712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

**Loveland**  
200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

**Greeley**  
1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES