



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)

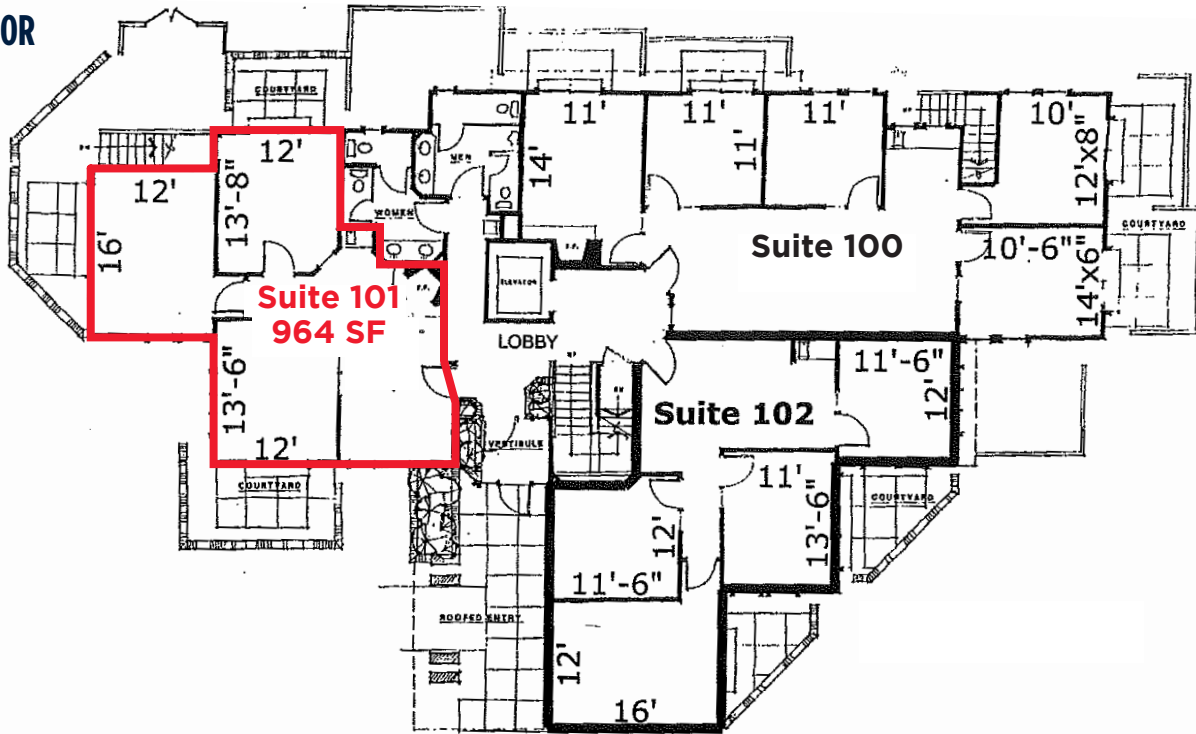
FEATURES:

- 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

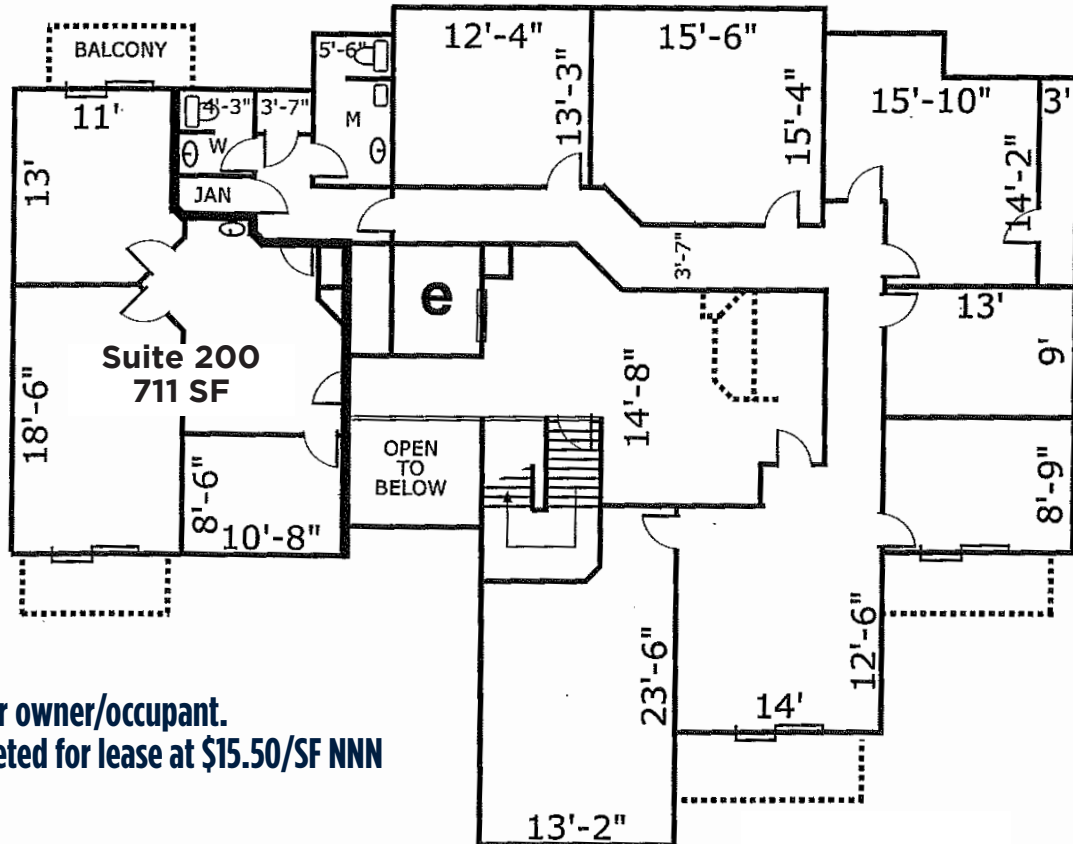
FLOOR PLANS

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**

Erik Broman Broker / Partner
970.420.1445
broman@realtec.com

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

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

FEATURED SITE

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SITE LOCATION

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27.2

MILES
TO LONGMONT

10.3

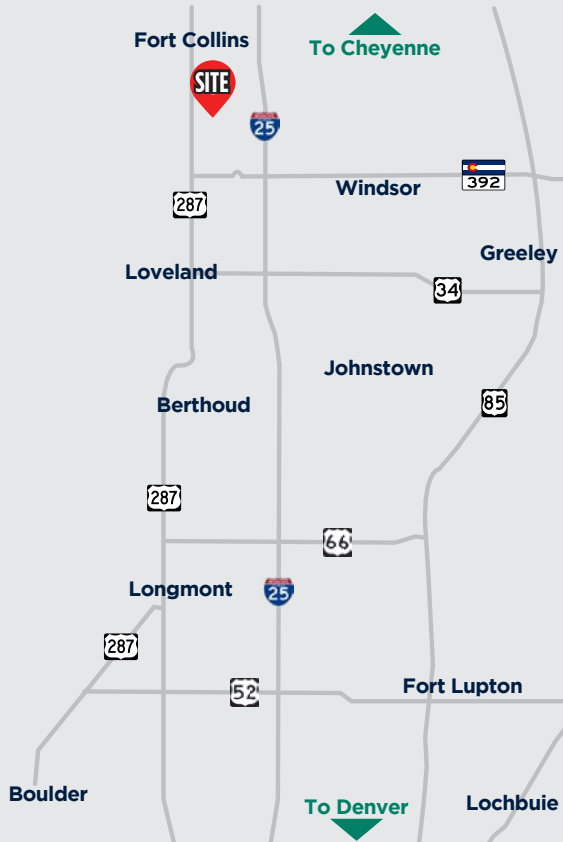
MILES
TO LOVELAND

28.4




MILES
TO GREELEY

64.0

MILES
TO DENVER
INTERNATIONAL
AIRPORT



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

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