



416 W. Oak Street

**For Sale: \$1,197,000**  
**For Lease: \$24/SF NNN**  
**±2,100 SF**

F O R T C O L L I N S , C O . 8 0 5 2 1

**CBRE**

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# EXECUTIVE SUMMARY

## THE OFFERING

### IMMACULATELY FINISHED, RESIDENTIAL-TO-OFFICE CONVERSION IN THE HEART OF DOWNTOWN FORT COLLINS, OFFERED FULLY FURNISHED.

Discover a unique opportunity just three blocks west of vibrant College Avenue. This prime location offers a tranquil setting, yet places you within effortless walking distance of premier dining, the convenient MAX transit, and the bustling Old Town Fort Collins submarket.

This prime property combines the charm of a historic building (built in 1937 / remodeled in 2011) with modern office functionality, making it an ideal location for businesses seeking a distinctive and highly accessible presence. In an area where parking is a premium, the oversized lot with its ample onsite parking is a rare and highly coveted amenity. Due to its location, there is also likely a high demand for its existing office use, or for converting back to a residential use with room for an addition such as a carriage house or even multifamily uses.



## PROPERTY HIGHLIGHTS

- Five Private Offices and 2 Workstations
- Large Reception / Waiting Area
- 2 Conference Rooms
- Full Kitchen
- Restrooms on both floors
- Walking Distance to Old Town Amenities
- Large Windows Throughout



# PROPERTY DESCRIPTION

## PROPERTY OVERVIEW

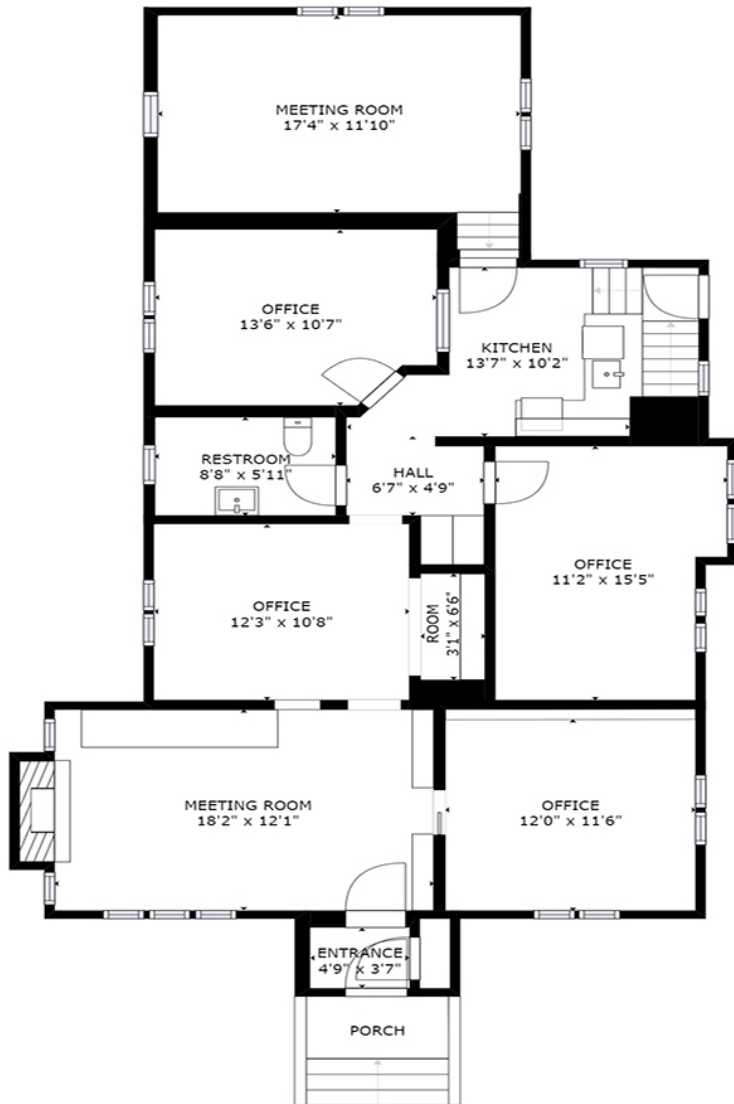
Address	416 W Oak Street, Fort Collins, CO
Market/Submarket	Fort Collins/Loveland Submarket
Square Footage	± 2,100
Lot Size	0.21 AC
Year Built/Remodeled	1937/2011
NNN (2025 Estimate)	\$14.74



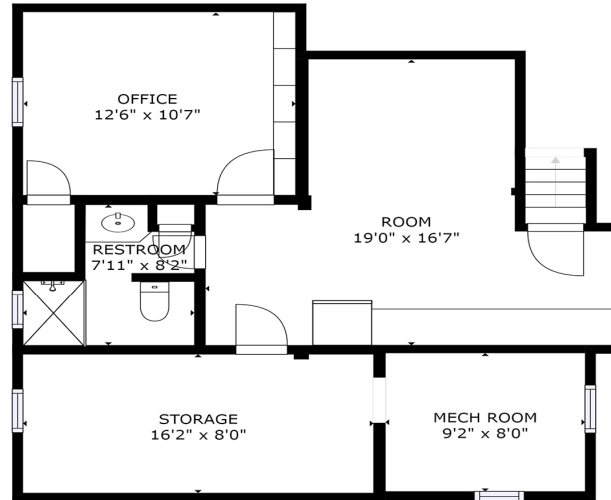


## FLOOR PLANS

### 1ST FLOOR



### LOWER LEVEL



**Property Features & Layout:** The 2,100 square feet of available space is thoughtfully designed across two levels to accommodate a variety of business needs. The main floor boasts a welcoming reception and waiting area, four spacious private offices, two dedicated conference rooms, a functional workstation, a full kitchen, a restroom, and a storage closet. The basement further enhances the property's utility, offering ample storage space, an additional shared work area, and one private office. The property is characterized by large windows throughout, allowing for abundant natural light. Exceptionally finished, the Property boasts a very high-end feel, while maintaining its cozy charm.

**Parking:** A significant advantage in Downtown Fort Collins, the property includes a private lot with 7 dedicated onsite parking spaces (extremely rare for the Old Town Area), in addition to extra street parking ensuring convenience for employees and visitors.

This immaculately maintained office conversion at 416 W. Oak St offers a unique blend of historic character, modern functionality, and an unbeatable downtown location, presenting an outstanding opportunity for businesses looking to thrive in Fort Collins or even a developer looking to bring their dream to this key infill location.



PROPERTY PHOTOS





PROPERTY PHOTOS





# LOCATION OVERVIEW

Strategically situated just three blocks west of College Avenue, the property offers a quiet professional setting while being within effortless walking distance to a wealth of amenities. Tenants and clients will benefit from immediate access to dozens of premier restaurants, diverse retail, and the lively Old Town Square, a central hub for entertainment and community events. The convenient MAX Bus Rapid Transit (BRT) system is also easily accessible, providing seamless connectivity throughout Fort Collins, including to Colorado State University and various activity centers.







### Civic & Employers

- 1 The Lincoln Center
- 2 Larimer County Admin
- 3 City Hall
- 4 Otter Products
- 5 Northside Aztlan Center
- 6 Colorado State University
- 7 Woodward

### Hospitality

- 1 Edwards House
- 2 The Armstrong Hotel
- 3 The Elizabeth Hotel

### Multi Family

- 1 Mason Street Flats
- 2 Old Town Flats
- 3 Max Flats
- 4 Uncommon Fort Collins
- 5 281 Willow Apartments
- 6 Block One Apartments
- 7 Confluence

### Retail

- 1 Rio Grande
- 2 Snooze
- 3 Lucile's
- 4 Old Town Square
- 5 Silver Grill Cafe
- 6 The Exchange
- 7 Lucky's Market
- 8 Target
- 9 Ginger and Baker
- 10 New Belgium
- 11 Odell Brewing



# MARKET OVERVIEW

## Fort Collins Office Market: A Beacon of Stability Amidst National Trends

The Fort Collins office market continues to demonstrate remarkable resilience, standing strong against national trends of fluctuating demand and low office utilization. While many markets nationwide grapple with increased vacancies, Fort Collins maintains a stable and attractive environment for businesses.

## Vacancy Rates: A Picture of Strength

Fort Collins boasts a significantly lower office vacancy rate compared to the national average. Currently at 6.2%, the vacancy rate in Fort Collins remains only slightly above its long-term average of 5.6%. This contrasts sharply with the U.S. average vacancy rate of 14.1%, which is nearly double that observed in Fort Collins.

This impressive stability is further highlighted by a drop in overall vacancy, particularly within high-quality properties. Class A and B (4 and 5 Star) properties are experiencing an even tighter market, with a mere 2.4% vacancy rate. In contrast, the 3 Star segment shows the highest vacancy at 6.8%. Looking ahead, the overall vacancy rate is projected to remain low due to increased activity and a lack of new construction.

## Leasing Activity and Key Drivers

Leasing activity in Fort Collins has seen a positive uptick, primarily driven by companies in the technology, government, and healthcare sectors. This sustained interest from diverse industries underscores the robust economic foundation of the region.

## Rental Rates: Holding Strong

Fort Collins office rents have maintained their strength, outperforming the national average, experiencing a 0.3% increase over the past year. Nationally, rents grew by 0.7% during the same period. This healthy rental growth, coupled with low vacancy, indicates a thriving and competitive market.

*\*CoStar Fort Collins Office Market Report*





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