

**Price Reduced!**  
**7.50% Cap Investment Sale**



**4065**  
**ST. CLOUD DRIVE**

LOVELAND, CO



# PROPERTY OVERVIEW

4065 St. Cloud Drive is located within in a high growth area that fronts Crossroads Boulevard, which has become a main thoroughfare for Windsor and Water Valley Residents. It is a highly visible location with immediate access to I-25, offering an easy commute to surrounding cities. Development continues east of Centerra Parkway, north of Highway 34, and south of Crossroads Blvd.



**LOT SIZE**  
1.29 acres



**SALE PRICE**  
\$4,785,000



**BUILDING SIZE**  
14,645 SF



**PRICE PER SF**  
\$326.73



**PROPERTY TYPE**  
Office



**CAP RATE**  
7.50%



**NOI**  
\$358,877



# TENANT OVERVIEW

Founded in 1932, Wilson & Company Inc., Engineers & Architects has provided award winning engineering, architecture, planning, environmentla, survey & geospatial, and construction mangagement services to clients across the U.S. and beyond.

Wilson & Company's Colorado-based team regularly leads construction administration for iconic projects along Colorado's front range and is critical to advancing the Rocky Mountain region's transportation network.

Headquartered in Albuquerque, New Mexico, this employee owned firm has brought more than 700 people together in 15 offices over nine states to building higher relationships through discipline, intesnity, collaboration, shared ownership, and solution to their clients, partners, and communities.



<b>HEADQUARTERS</b>	Albuquerque, New Mexico
<b>INDUSTRY</b>	Civil Engineering
<b>YEAR FOUNDED</b>	1932
<b>OWNERSHIP</b>	Employee Owned

# LEASE SUMMARY

<b>TENANT - SUITE 100</b>	Wilson & Company, Inc.
<b>TOTAL SQUARE FEET</b>	7,493
<b>LEASE RATE</b>	\$24.09
<b>LEASE TYPE</b>	NNN
<b>LEASE COMMENCEMENT</b>	10/15/2021
<b>LEASE EXPIRATION</b>	3/31/2030
<b>RENT INCREASES</b>	2.5% annually
<b>RENEWAL OPTIONS:</b>	One - 3 year option
<b>OPTION RENT INCREASES</b>	2.5% annually

**TENANT HAS RENEWED AND EXPANDED SHOWING A STRONG COMMITMENT TO THE SITE.**



# LEASE SUMMARY

<b>TENANT - SUITE 200</b>	AccentCare Home Health
<b>TOTAL SQUARE FEET</b>	7,152
<b>LEASE RATE</b>	\$24.94*
<b>LEASE TYPE</b>	NNN
<b>RENT COMMENCEMENT</b>	5/1/2018
<b>LEASE EXPIRATION</b>	7/31/2029
<b>RENT INCREASES</b>	3% annually
<b>RENEWAL OPTIONS:</b>	Two - 5 year options
<b>OPTION RENT INCREASES</b>	3% annually

\*Lease rate as of 8/1/2026

# TENANT OVERVIEW

Founded in 1999, AccentCare is a national leader in home health services, personal care services, and hospice care, with innovative partnerships and care models that advance the industry forward. They connect the entire home care continuum - from personal care, medical and non-medical home health, hospice and palliative care, rehabilitation therapy and care management services.

Headquartered in Dallas, Texas, over 31,000 compassionate professionals across the nation deliver on the promise of exceptional care in more than 250 locations, collectively serving more than 200,000 individuals across 32 states and the District of Columbia.

The company's approach to care, including proprietary RightPath® disease-specific and special programs, leads the industry in faster starts of care, higher quality performance and avoidance of unplanned re-hospitalizations.

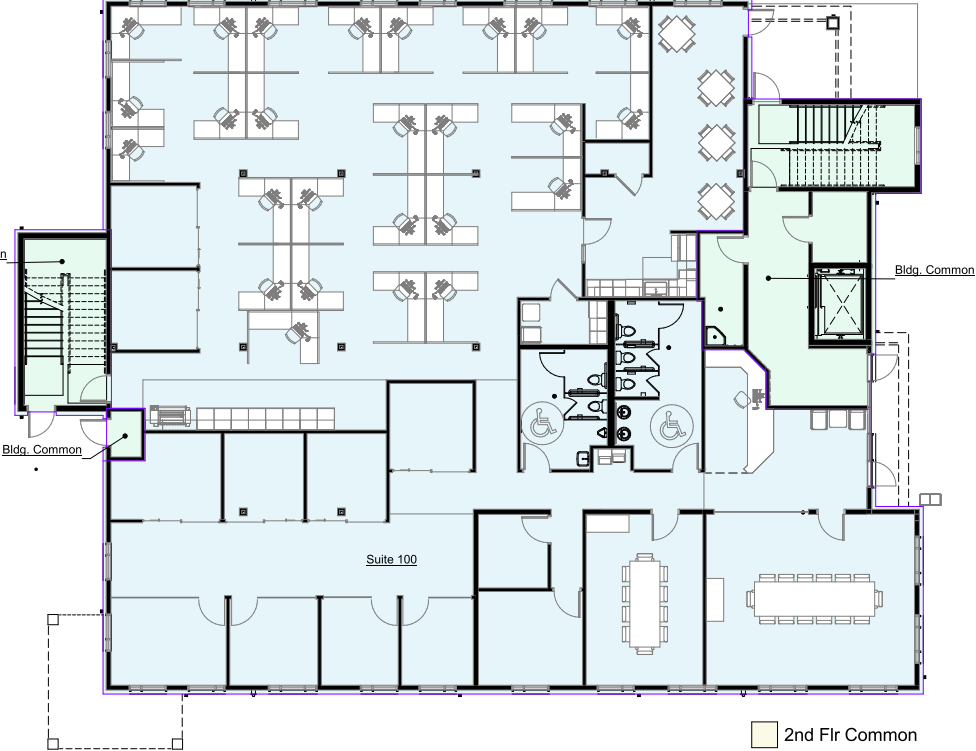
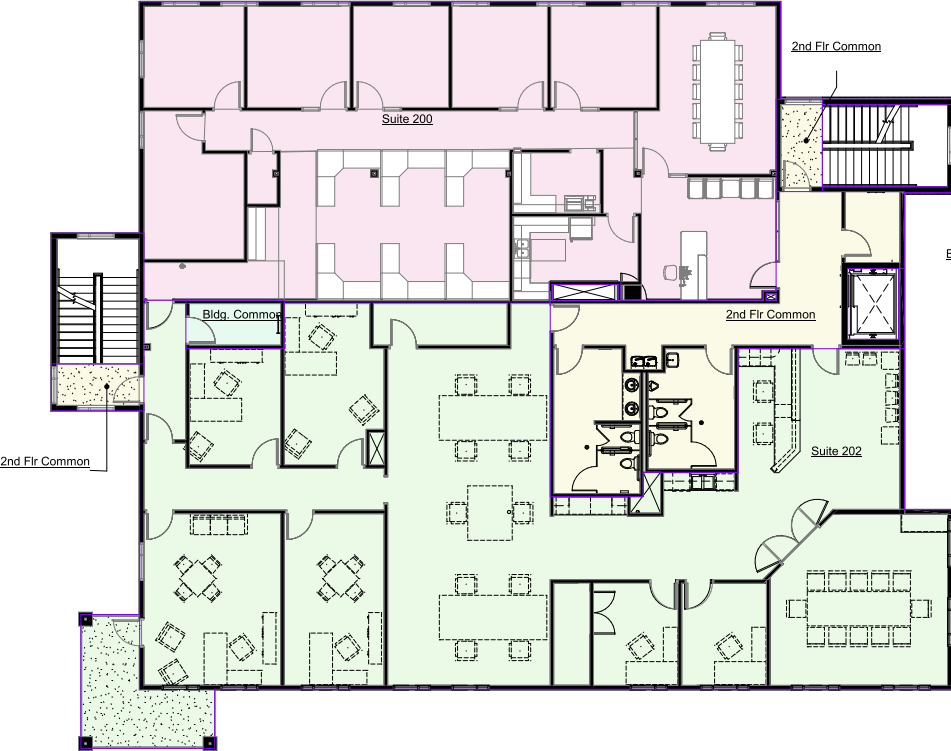


<b>HEADQUARTERS</b>	Dallas, Texas
<b>INDUSTRY</b>	Health Care & Social Assistance
<b>YEAR FOUNDED</b>	1999
<b>LOCATIONS</b>	250+

TENANT HAS RENEWED AND EXPANDED SHOWING A STRONG COMMITMENT TO THE SITE.



# FLOOR PLAN



- 2nd Fir Common
- Bldg. Common
- Suite 100
- Suite 200
- Suite 202









# AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2024 Current	22,250	74,197	301,018
2029 Five Year Projection	26,469	79,472	329,754
Population Growth Rate	3.53%	1.38%	1.84%
<b>HOUSEHOLDS</b>			
2024 Households	9,377	29,346	119,137
2029 Five Year Projection	11,495	32,142	131,548
Household Growth Rate	4.16%	1.84%	2.00%

CSU Among Top American Universities

## POINT 1

Leading the Way in Energy

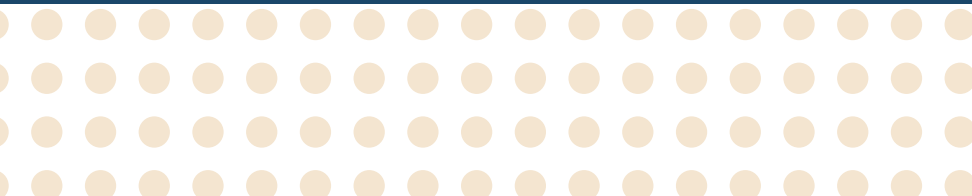
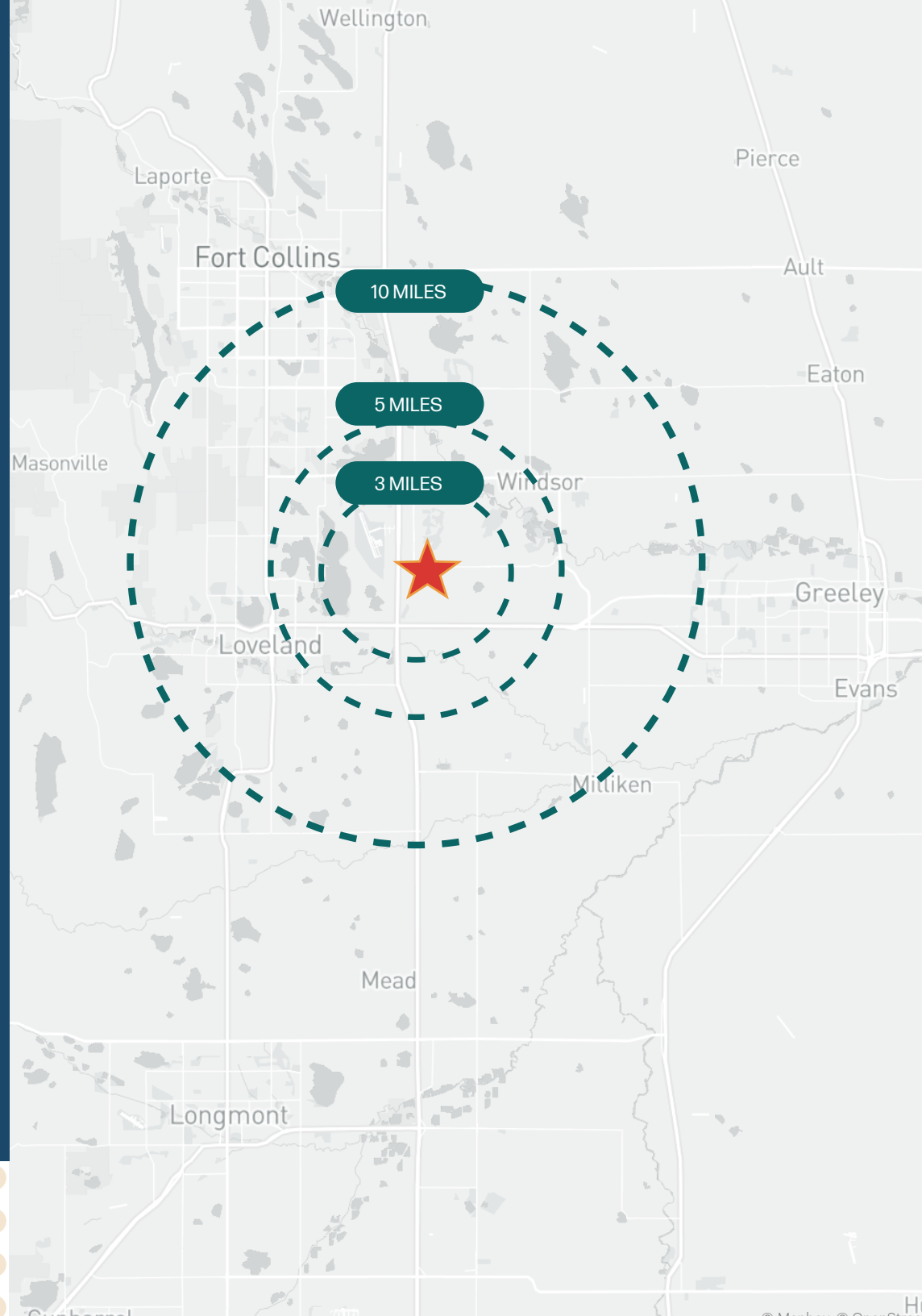
## POINT 3

Tech Giants Thrive Here

## POINT 2

Exceptional Economic Diversity

## POINT 4



4065 ST. CLOUD DRIVE

LOVELAND, COLORADO



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE. This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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**CBRE**

