



Sunstone Development

TURNKEY SINGLE-TENANT OFFICE INVESTMENT

4114 South Timberline Road

FORT COLLINS, CO 80525

PRESENTED BY:

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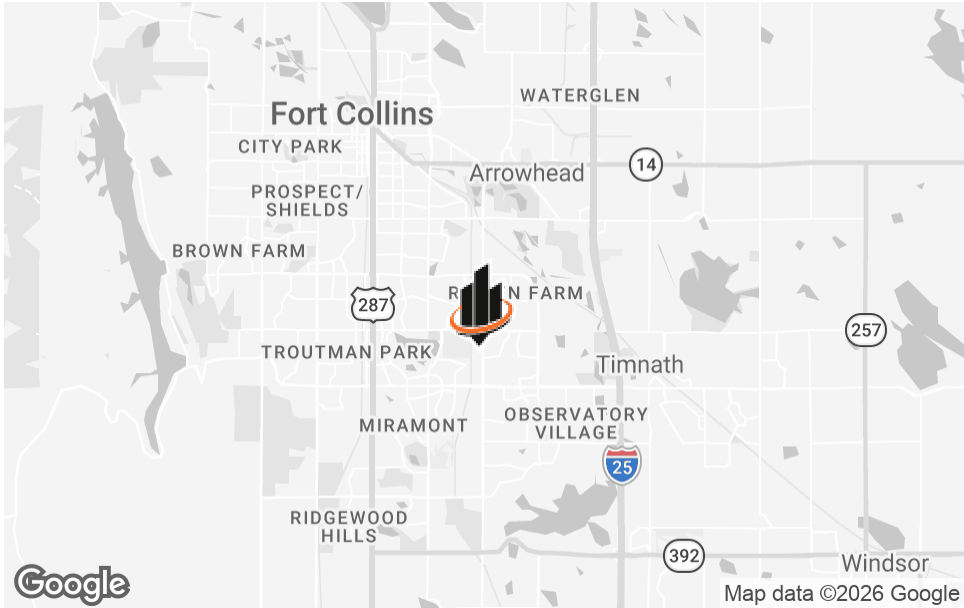
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
NUMBER OF UNITS:	1
LOT SIZE:	6,055 SF
BUILDING SIZE:	4,244 SF
NOI:	\$70,238.62
CAP RATE:	5.4%

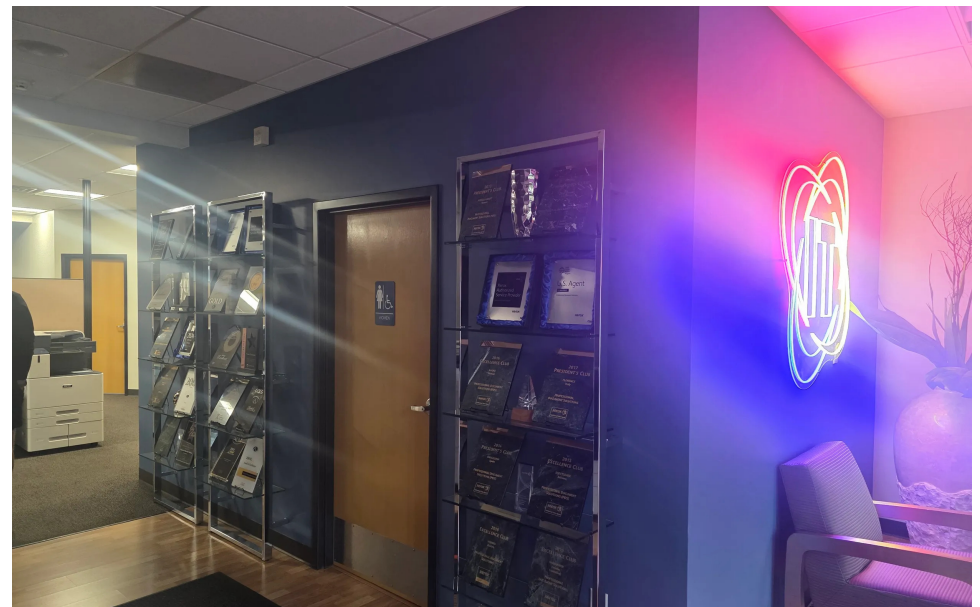
PROPERTY DESCRIPTION

Introducing an exceptional opportunity for single tenant office building investors in Northern Colorado - a meticulously maintained 4,244 SF facility with a single unit, poised for prime commercial use. Built in 2005 and thoughtfully renovated in 2017, this property exudes modern functionality and style. Zoned for Low Density Mixed Use and boasting full occupancy, this investment promises immediate returns in a vibrant market. Its strategic location offers convenience and accessibility, making it an ideal choice for discerning investors seeking a turnkey solution in a highly sought-after area.

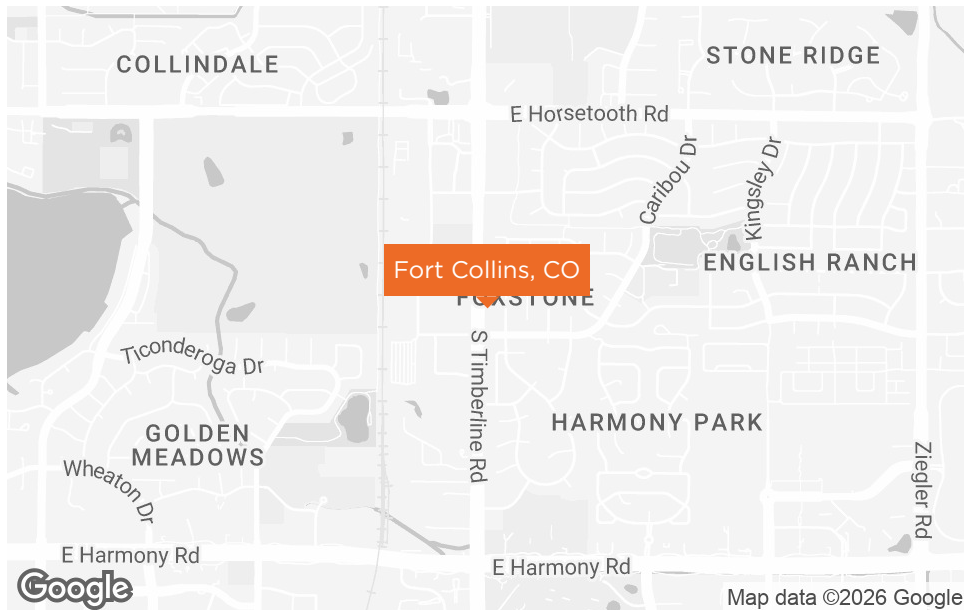
PROPERTY HIGHLIGHTS

- 4,244 SF building | Single unit
- Full occupancy
- Built in 2005 | Renovated in 2017
- Zoned Low Density Mixed Use
- Prime Northern Colorado location

INTERIOR PHOTOS



FORT COLLINS LOCATION DESCRIPTION



LOCATION DESCRIPTION

Great location close to Poudre Valley and McKee Hospitals. Shopping and restaurants in close proximity to the site.

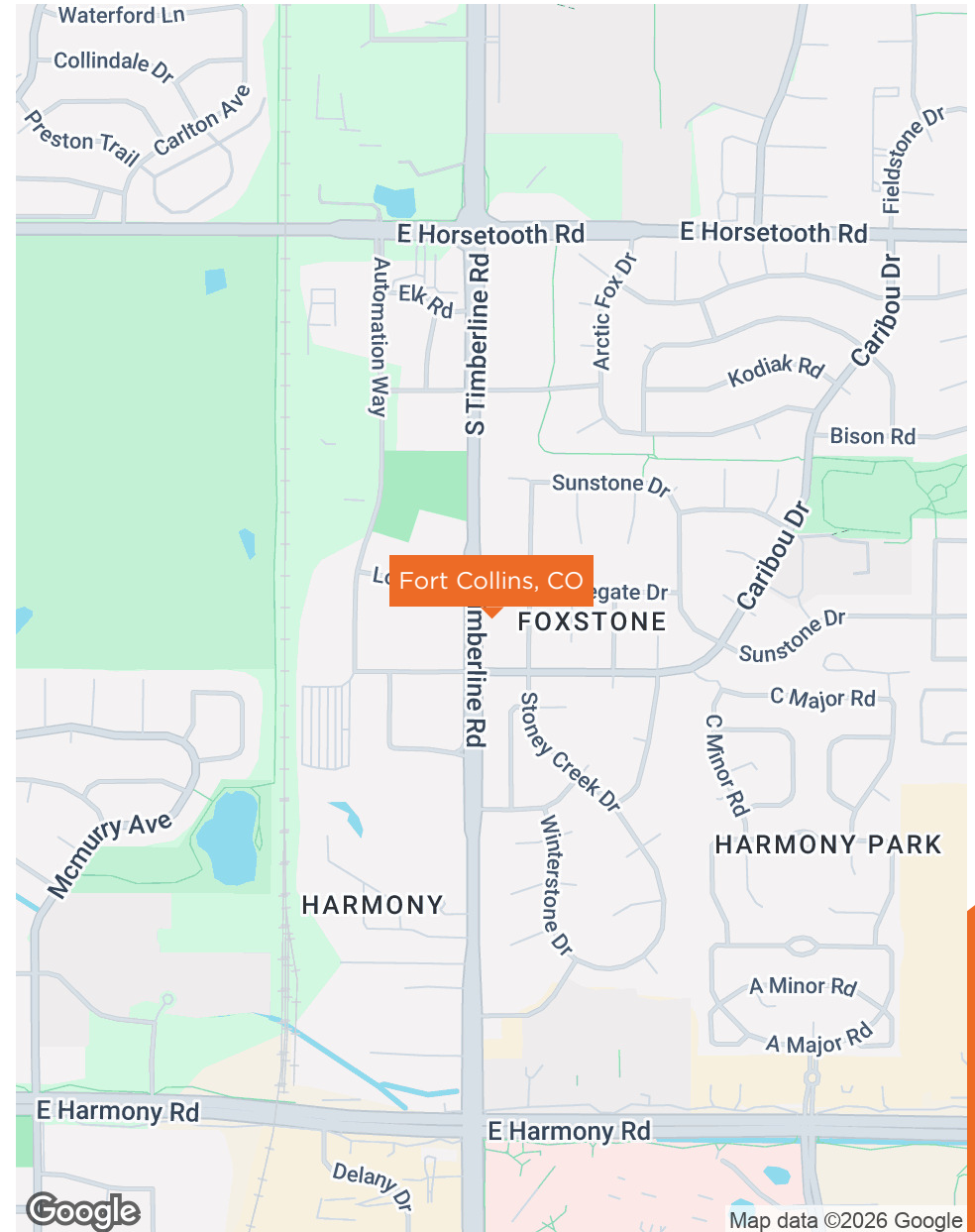
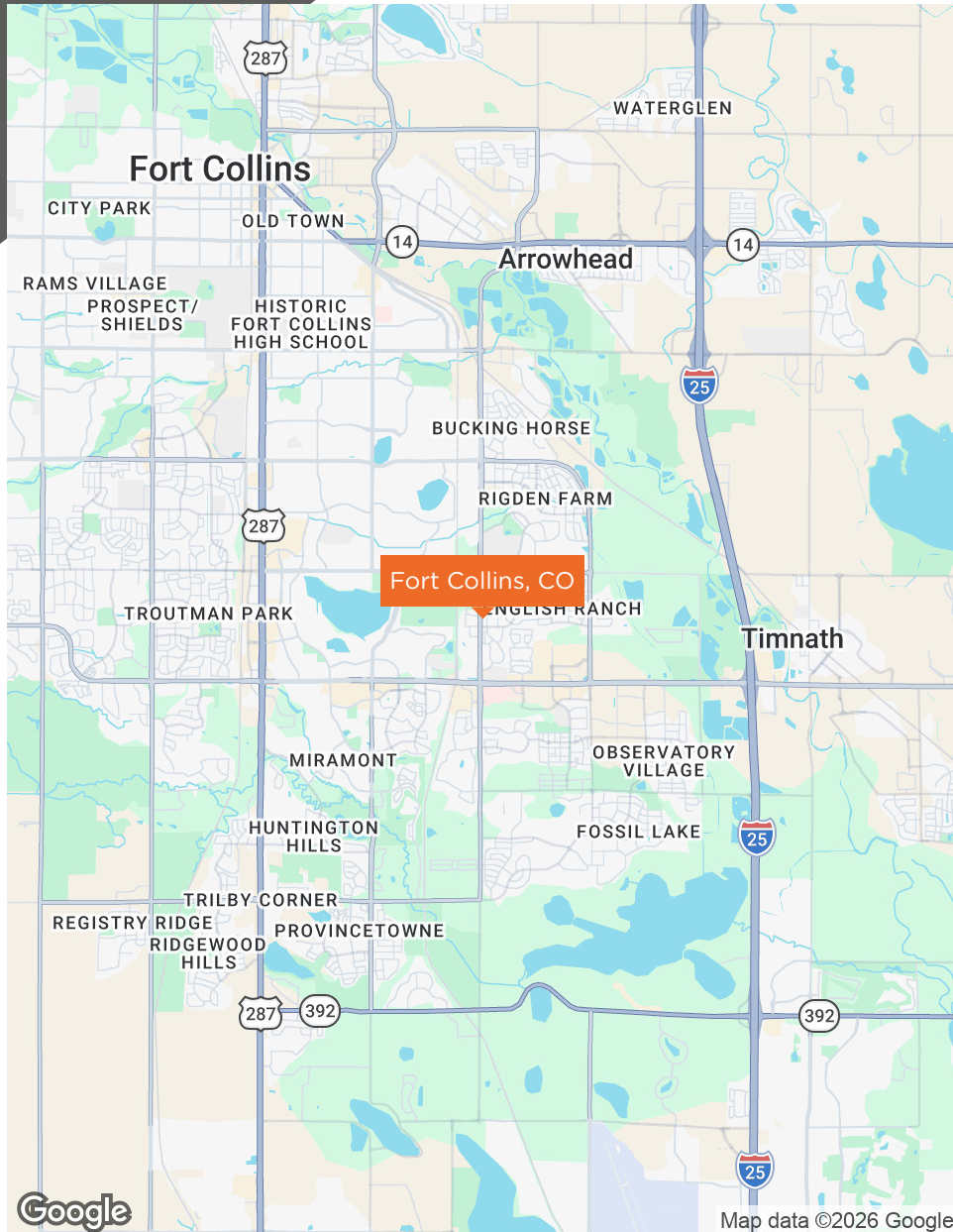
Nestled in bustling Northern Colorado, the area surrounding the property is a prime investment opportunity for office building investors. Boasting a thriving business community, prominent nearby landmarks such as Fort Collins Country Club, Front Range Village, and Foothills Mall underscore the area's commercial appeal. With a strong focus on innovation, the region is home to Colorado State University, a hub for cutting-edge research and talent. The location's proximity to prominent employers and strategic transportation links further solidify its position as an attractive investment destination for office and commercial real estate ventures.

FORT COLLINS MEDICAL OFFICE OVERVIEW

- **UCHealth Harmony Campus**, ~1 mile east — a 96-acre, four-building medical campus with surgery center, cancer center, breast diagnostics, imaging, urgent care and physician offices.
- **Two acute-care hospitals nearby** — Banner Fort Collins Medical Center, 3 miles east at Harmony & Lady Moon, and UCHealth Poudre Valley Hospital, a 300-bed regional medical center with Level III NICU and certified Primary Stroke Center, 4 miles northwest.
- **A medical-education hub, not just a service market** — CU School of Medicine's Fort Collins Regional Medical Campus, CSU's College of Veterinary Medicine and its Translational Medicine Institute sustain long-term demand for medical and professional office space.
- **Colorado State University**, ~5 miles northwest — record 34,412 enrollment and \$622 million in FY25 research expenditures, driving \$1.3 billion in economic value and 12,800 Larimer County jobs.
- **Harmony Corridor employment anchor** — Broadcom's semiconductor campus at Harmony & Ziegler, a mile away, employs 1,600. Apple committed \$1.5 billion to the facility in July 2026, with hundreds of jobs projected.
- **High growth, constrained supply** — Larimer County is up 26.6% since 2010 to 380,000 residents, and adjacent Timnath grew from 625 to 10,500, with 25,000-30,000 projected within a decade.



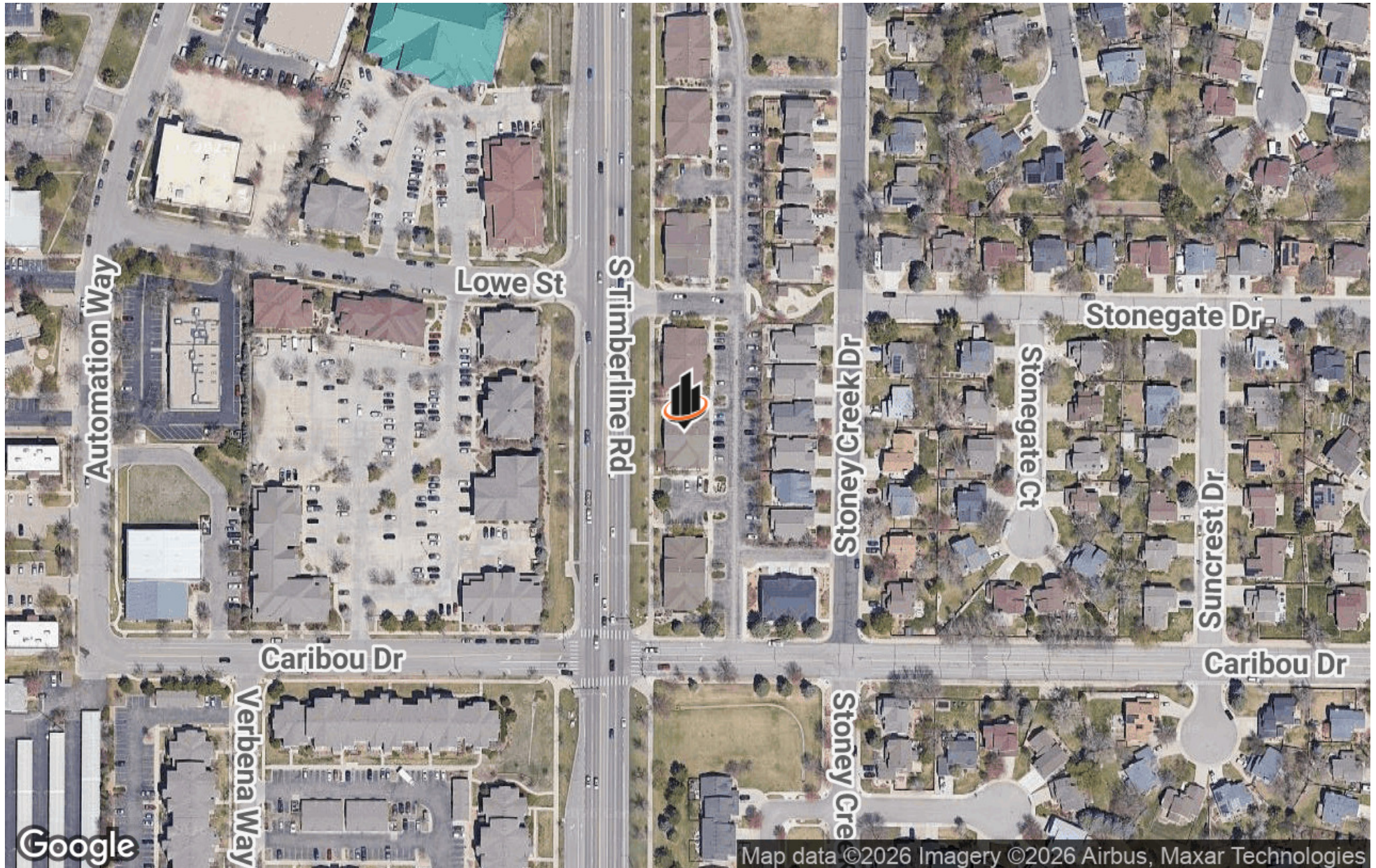
REGIONAL MAP



RETAILER MAP



AERIAL MAP



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,300,000
PRICE PER SF	\$306
PRICE PER UNIT	\$1,300,000
CAP RATE	5.40%

OPERATING DATA

NET OPERATING INCOME	\$70,239
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LOCATIONS: Colorado (4 locations), Illinois (4 locations), Indiana (1 location), and an office coming soon to Tennessee

PROVEN IT SERVICES

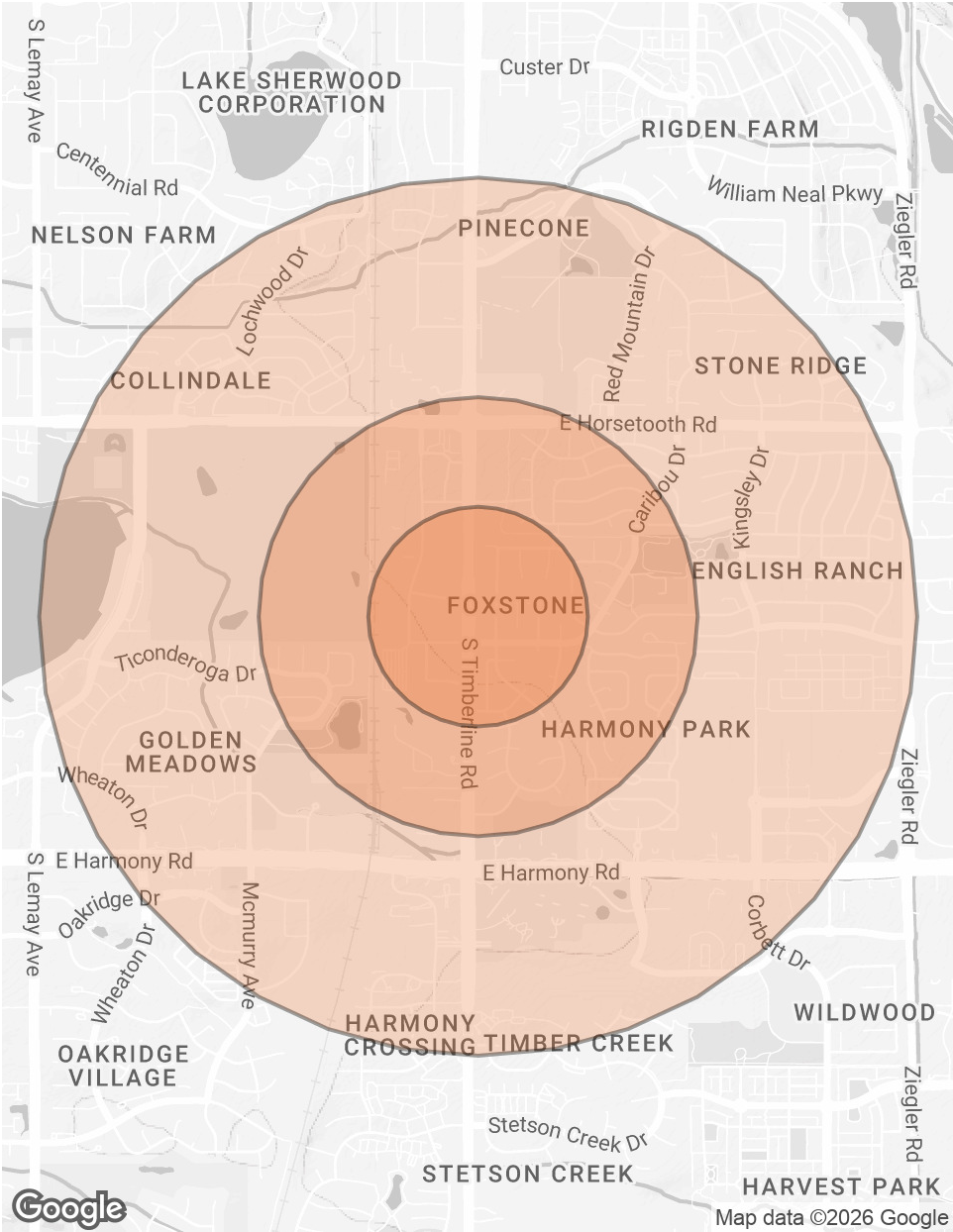
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	892	3,252	11,433
AVERAGE AGE	33.9	33.2	41.5
AVERAGE AGE (MALE)	34.1	32.9	40.3
AVERAGE AGE (FEMALE)	33.7	33.4	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	367	1,256	4,697
# OF PERSONS PER HH	2.4	2.6	2.4
AVERAGE HH INCOME	\$106,901	\$111,501	\$122,413
AVERAGE HOUSE VALUE	\$390,678	\$341,123	\$496,644

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

2032 LOWE STREET, SUITE 101
FORT COLLINS, CO 80525



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