

FOR SALE

1507 Riverside Avenue
Fort Collins, CO 80524



TAKE A VIRTUAL TOUR!

[Suite 101](#)

[Suite 102](#)

[Second Floor](#)



STANDALONE OFFICE BUILDING FOR SALE | \$1,450,000 (\$232/SF)

Incredible opportunity for an owner-user or investor to purchase a rare standalone, multi-tenant office building in Fort Collins. Designed with versatility in mind, this building features several flexible demising options allowing for an owner-user to occupy a portion of the building and lease out the balance. The highly visible location off Riverside Avenue boasts lighted monument signage and easy access to both Old Town Fort Collins, and I-25 via Prospect Road.

PROPERTY DETAILS:

Building Size	±6,238 SF
YOC	2005, 2nd floor in 2017
Roof	Replaced Fall 2020
Land	0.41 AC
Parking	2.56:1,000 plus off-street
Zoning	E - Employment

HIGHLIGHTS:

- One-owner building
- Ample natural light
- ±1,748 RSF available for new owner to occupy
- Lighted monument signage
- Short lease terms provide flexibility and opportunity to increase value
- Potential co-working configuration (see pg.4)

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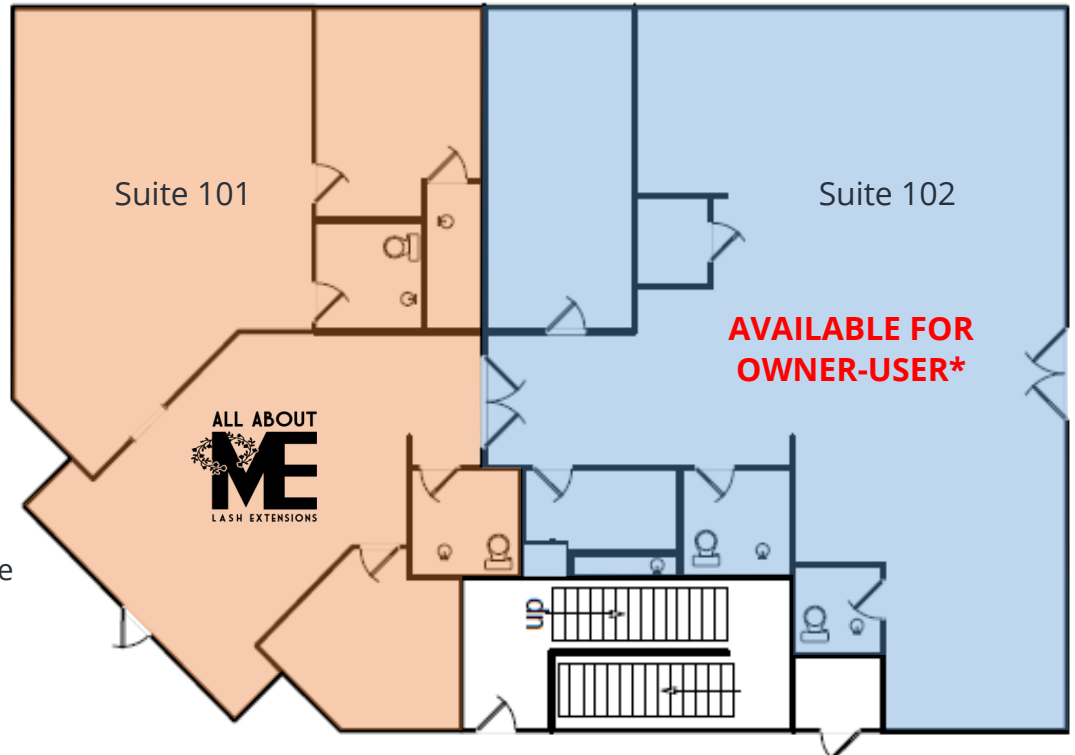
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Floorplan & Unit Mix

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Floor 1: 3,210 SF

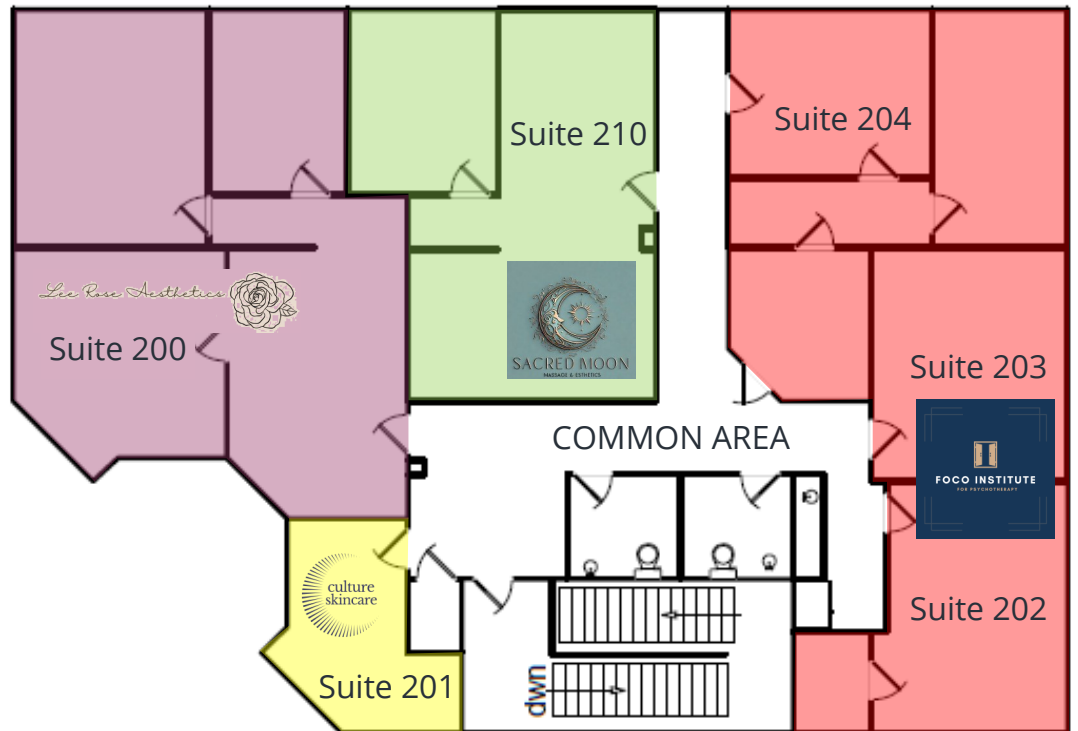
- Suite 101 1,463 RSF
- Suite 102 1,748 RSF



*1-year leaseback negotiable

Floor 2: 3,028 SF

- Suite 201 184 RSF
- Suite 202, 203, 204 1,254 RSF
- Suite 210 633 RSF
- Suite 200 987 RSF

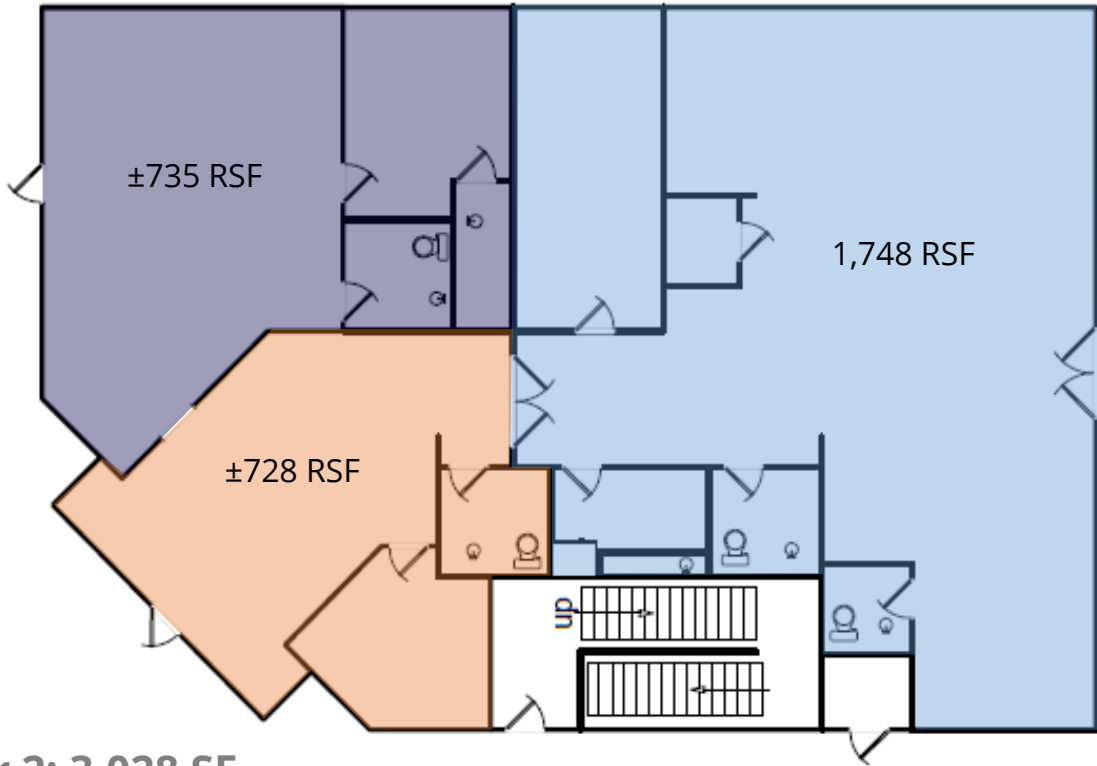


Availabilities:
FULLY LEASED

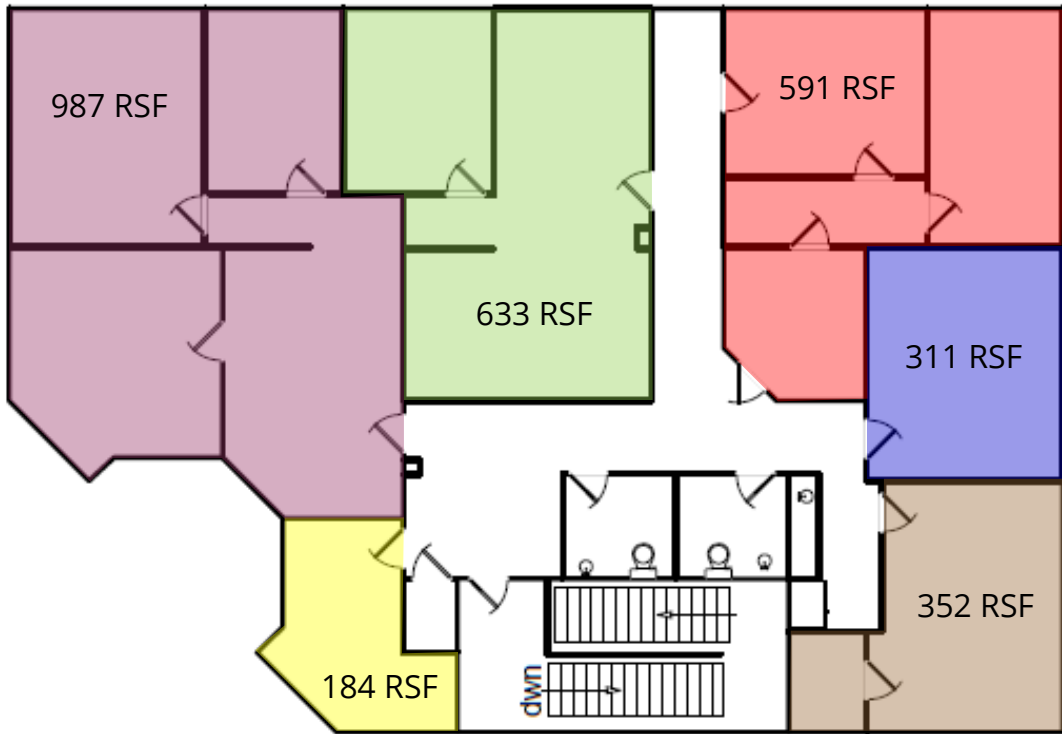
Potential Demising Options

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Floor 1: 3,210 SF



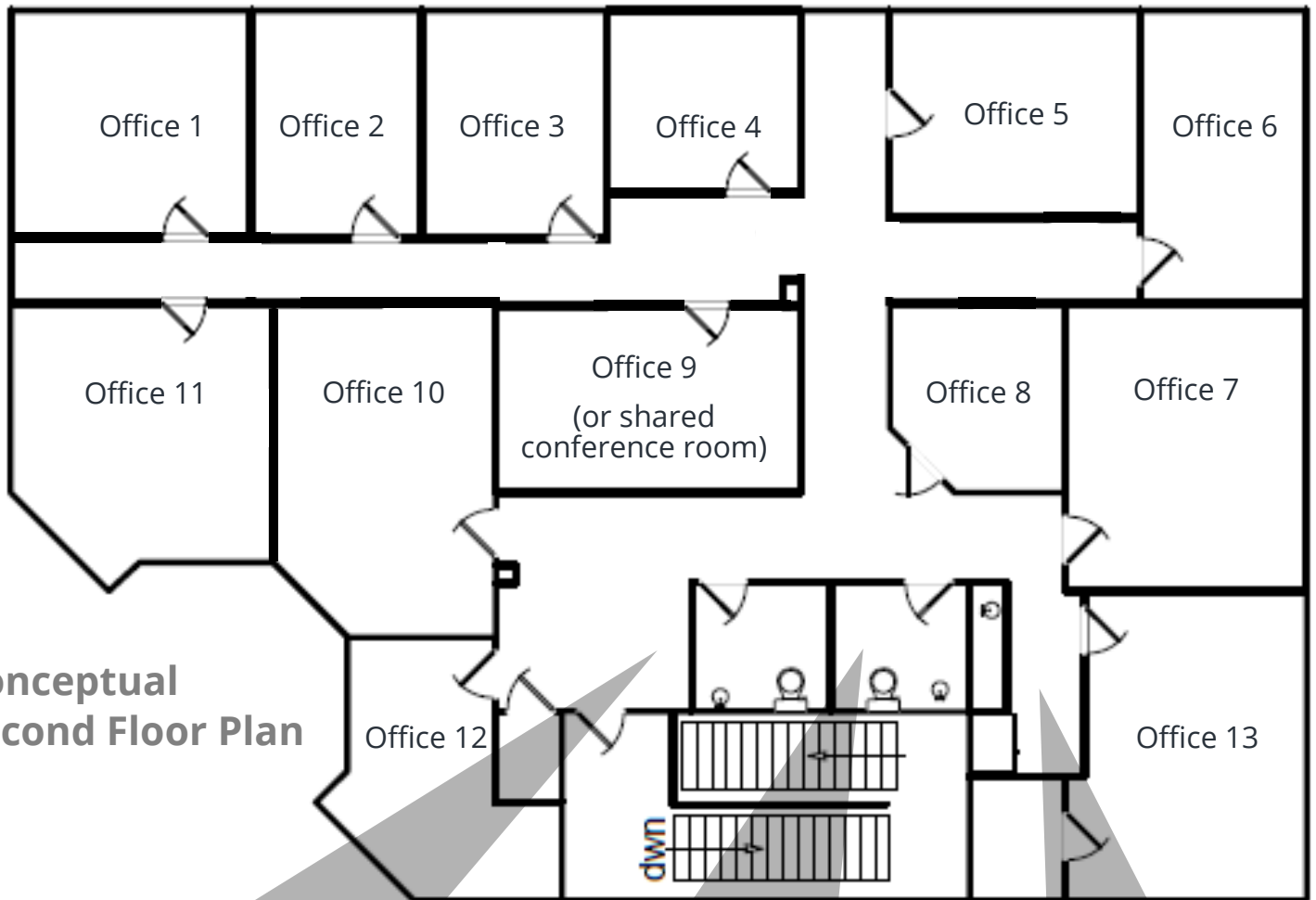
Floor 2: 3,028 SF



Potential Second Floor Gold Suites/Co-Working Space

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Potential to convert second floor to gold suites or co-working space and lease individual offices with minimal reconfiguration.



**Conceptual
Second Floor Plan**



Waiting Area



Common Restrooms

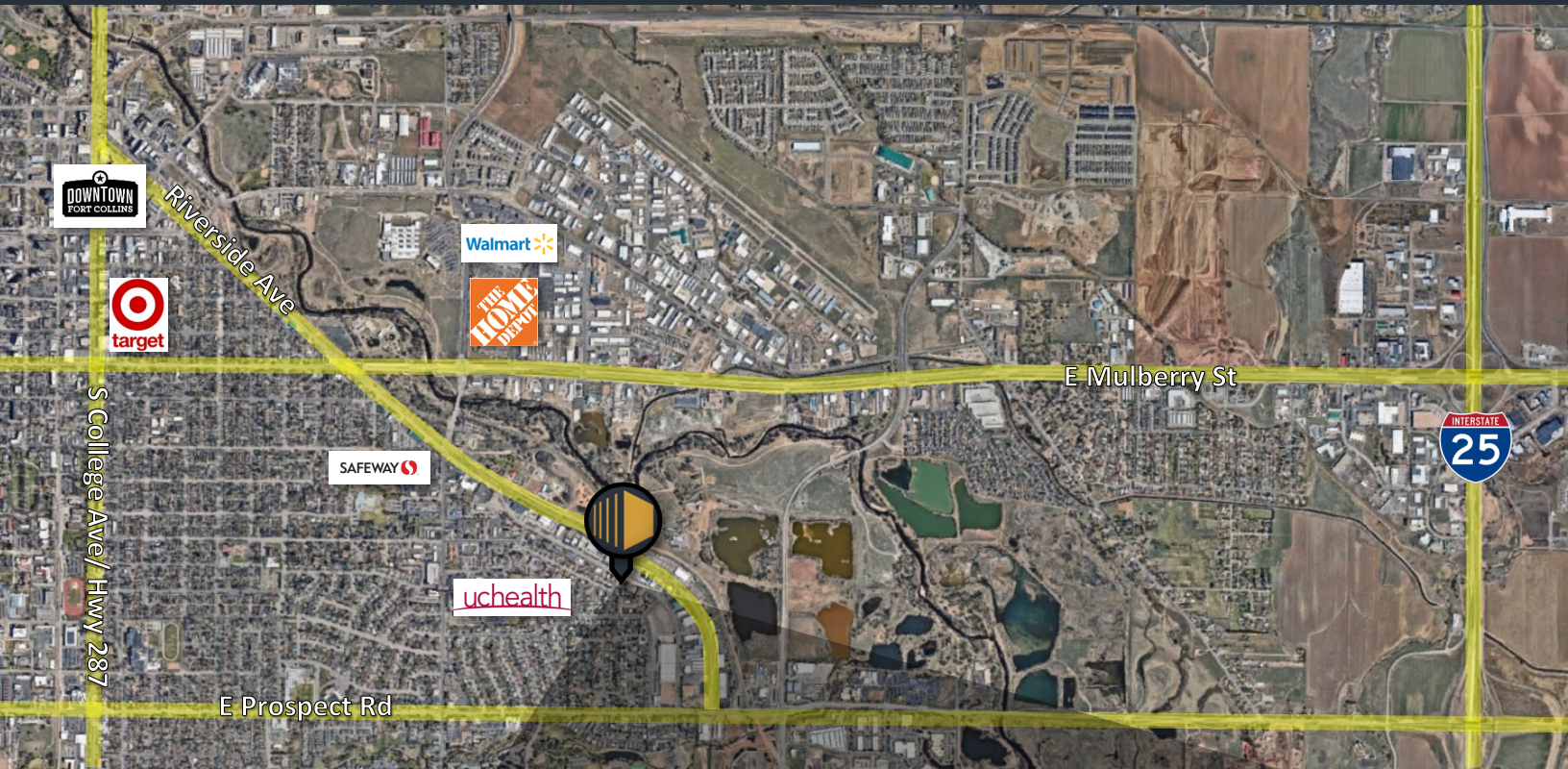


Common Break Area



The information contained herein is not guaranteed. Potential buyers and tenants are advised to verify all information. Price, terms, and information are subject to change.

Aerial Map



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