

**4856 INNOVATION DRIVE  
FORT COLLINS, CO 80525**

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**\$5,300,000**

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- Fully leased – Single Tenant Master NNN
  - Located near the intersection of Timberline and Harmony Road, surrounded by restaurants and retail amenities
  - 218 shared parking spaces
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**HELIX**  
PROPERTIES, LLC

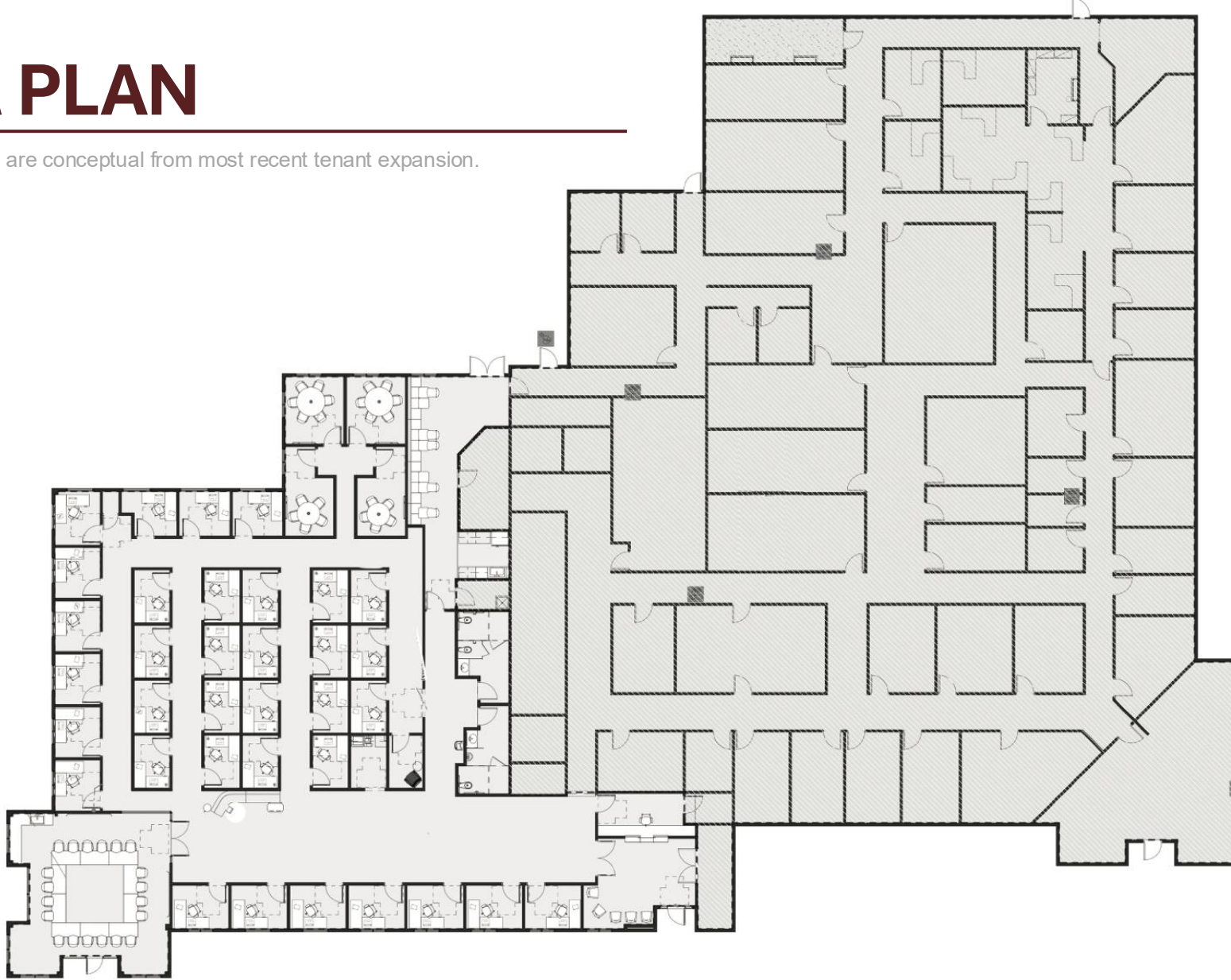


Positioned just minutes from I-25, this building is occupied by a single long-term, strong regional tenant, offering stability and dependable income, making it an attractive opportunity for investors seeking both security and growth potential. Oakridge Business Park-one of Fort Collins' most strategically located commercial hubs. Surrounded by a strong mix of restaurants, retail, and direct access to the city's extensive trail system. Oakridge Business Park encompasses a diverse mix of office, industrial, flex, and commercial buildings along Oakridge Drive, Innovation Drive, and neighboring corridors. Its proximity to Harmony Road, Highway 287, and Interstate 25 provides seamless connectivity for a wide range of business operations, from logistics to professional services.



# FLOOR PLAN

Portions of the floor plan are conceptual from most recent tenant expansion.



Information contained herein is not guaranteed. Buyers are advised to verify all information. Price, terms, and information are subject to change



Sales Price	\$5,300,000.00
Gross Annual Income	\$522,913.60
Total Operating Expense	\$173,765.23
NOI	\$349,148.32
CAP Rate	6.59%

## 2026 FINANCIAL PROJECTION



# AREA MAP



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