



FULLY LEASED STAND-ALONE OFFICE BUILDING FOR SALE IN CENTRAL SOUTH FORT COLLINS



AVAILABLE: 6,390 SF RENTABLE, TOTAL BLDG SF OF 7,225

SALE PRICE: \$1,335,857 (\$185/SF) 7.27% CAP

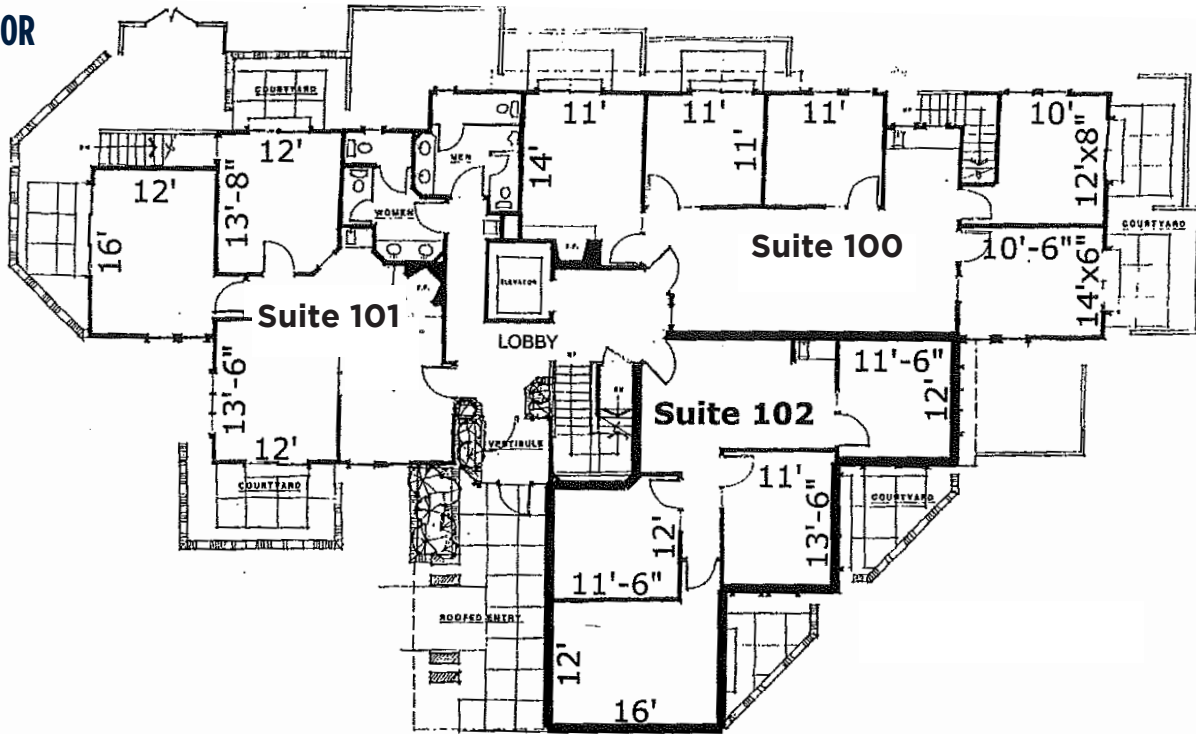
FEATURES:

- 2nd floor elevator served
- Long-term tenants in places with NNN leases
- Many outside patios and balconies
- Additional basement storage available
- Well maintained professional office park
- 100% triple net leased office investment
- Priced well below replacement cost
- \$97,144 NOI beginning November 2026
- Rent roll available upon request

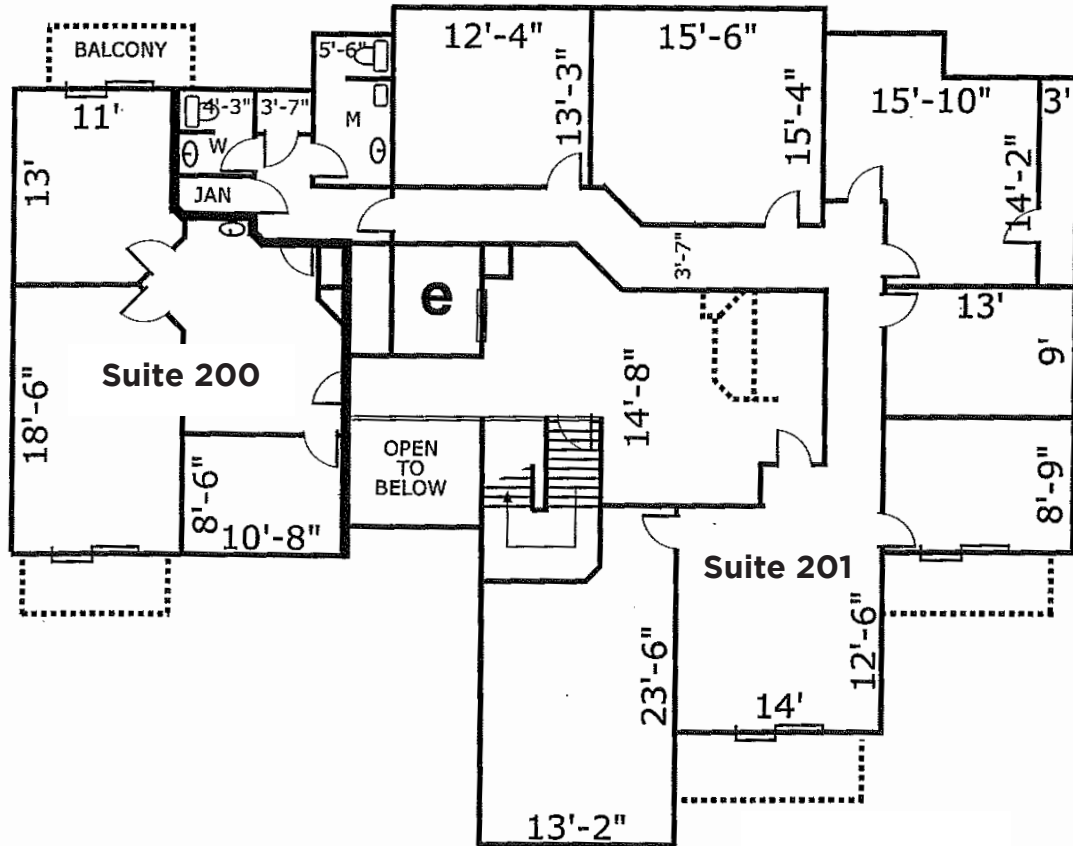
FLOOR PLANS

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525

1ST FLOOR



2ND FLOOR



FEATURED SITE

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525



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SITE LOCATION

375 E. HORSETOOTH RD., BLD. 6 • FORT COLLINS, CO 80525



27.2

MILES TO LONGMONT

10.3

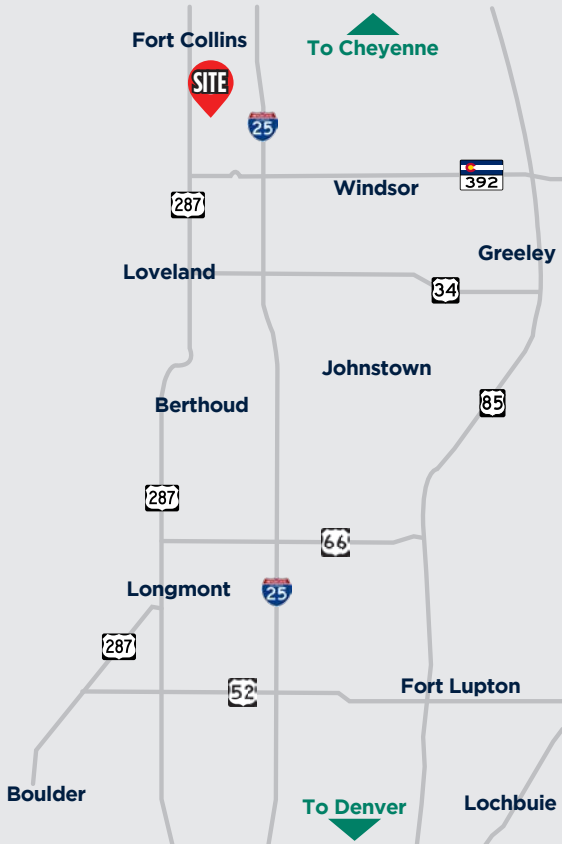
MILES TO LOVELAND

28.4

MILES TO GREELEY

64.0

MILES TO DENVER INTERNATIONAL AIRPORT



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,250	104,268	174,607
HOUSEHOLDS	5,290	43,251	70,579
MEDIAN HH INCOME	\$66,298	\$72,730	\$69,252
POPULATION GROWTH '23 - '28	1.07%	1.71%	2.23%
HOUSEHOLD GROWTH '23 - '28	1.30%	1.97%	2.36%

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
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