RESOLUTE

FOR LEASE & SALE

OWNER-USER, VALUE-ADD MEDICAL OFFICE

313 W Drake Rd

Fort Collins, CO 80526

$2,750,000

SALE PRICE

Owner-user building with in-place income. 33% is occupied today, 4,540 SF is available immediately, and a buyer can grow into the full 12,209 SF as leases finish. Prominent Drake Road frontage, elevator access and a 6.5:1,000 parking ratio, directly adjacent to CSU and minutes from Old Town and major retail. In-place income offsets part of the carry while the remaining space leases up to a stabilized multi-tenant medical or professional office asset.

12,209 SF	4,540 SF	33%	$20-25
TOTAL SF	SF AVAILABLE, FLOOR 1	LEASED TODAY	MARKET RATE NNN

BUILDING DETAILS

Year remodeled	**2014**
Buildout	**Medical**
Parking	**6.5:1,000 SF**
Elevator	**Yes**
Market vacancy	**Under 7.5%**

WHERE THE UPSIDE IS

- Lease the vacant space at market rents of $20.00 to $25.00 NNN
- Get the common area factor built into new leases
- Under 7.5% submarket vacancy, no new medical supply
- College Avenue visibility, directly adjacent to CSU
- Occupy 4,540 SF now, the whole building later

Jack Rohr
jrohr@resoluteinv.com · 303-842-1869

Dustin West
dwest@resoluteinv.com · 727-434-4711

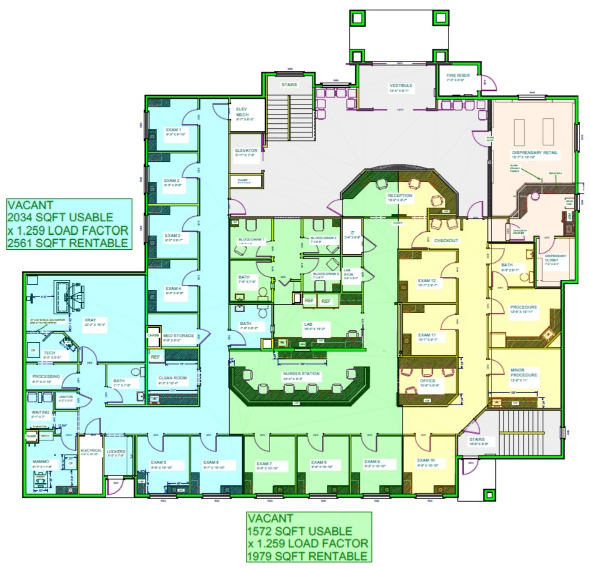
Resolute Real Estate · EC.100106781
7374 South Alton Way, Suite 203, Centennial, CO 80112
www.resoluteinv.com

12,209 SF across two floors, elevator served

4,540 rentable SF is vacant on the main floor in two contiguous blocks, demisable to roughly 2,000 SF suites. The second floor is fully demised dental, physical therapy and specialty suites.

Main floor, 6,915 SF

4,540 SF available, rentable



USE	TENANT	SF RENTED	COMMON AREA FACTOR APPLIED?
Medical	Starlight Health	1,300	No
—	Available, block A	2,561	Yes
—	Available, block B	1,979	Yes
—	Common area, to be recaptured by CAF	1,075	TBD
Floor total		**6,915**	

Second floor, 5,294 SF

2,688 SF leased across five tenants

USE	TENANT	SF RENTED	COMMON AREA FACTOR APPLIED?
Medical	Radiant Dental	2,056	No
Medical	Advanced Foot Care	252	No
Medical	Family Physical Therapy	140	No
Medical	Independent Auditing	120	No
Medical	Nail Spa	120	No
—	Available	156	Yes
—	Common area, to be recaptured by CAF	2,450	TBD
Floor total		**5,294**	

Tenant names and rented SF are from ownership's 2026 income and expense statement, which reports 3,988 SF rented in total. Floor assignment is inferred from the plans and the suite uses shown on them. Vacant block SF is rentable at the 1.259 load factor shown on the plan; rented SF is not. Plans show existing demising and prior tenant configuration, not to scale. Verify all dimensions and rentable areas independently.

Jack Rohr
jrohr@resoluteinv.com · 303-842-1869

Dustin West
dwest@resoluteinv.com · 727-434-4711

Resolute Real Estate · EC.100106781
www.resoluteinv.com

Three steps to stabilization, and what it is worth

BUILDING SF

Total building	**12,209**
Vacant and available	**4,696**
Occupied, per rent roll	**3,988**
Common area, to be recaptured by CAF	**3,525**

LEASE COMPS, FORT COLLINS / LOVELAND SUBMARKET

PROPERTY	SF	SIGNED	RENT NNN
2111 S College Ave, Bank Center	1,790	Apr 2026	$24.00
1918 Jessup Dr	1,090	May 2026	$24.77
3950 John F Kennedy Pky	3,614	May 2026	$20.00
1221 E Elizabeth St	3,220	Mar 2026	$18.00
2032 Lowe St	3,463	Sep 2024	$18.00
Five deals, average			**$20.95**

All five are medical space use. Bank Center, one mile north on College Avenue, is the closest comparable at $24.00 NNN. Source: CoStar, June 2026.

VALUE-ADD OPPORTUNITY, THREE STEPS TO STABILIZATION

LEVER	BASIS	RATE	EST. ANNUAL REVENUE, NET
Step 1 · Lease up vacant space	4,540 SF first floor, plus 156 SF second	$22.00 NNN	$98,100
Step 2 · Bring tenants to market	3,988 SF occupied, marked to market	$22.00 NNN	$83,300
Step 3 · Include common area factor	1,033 SF, 25.9% of leased SF	$22.00 NNN	$21,600
Remaining common area, loaded at lease-up	2,492 SF, balance to 12,209	$22.00 NNN	$52,200
Building NOI at $22.00 NNN	**12,209 SF rentable, CAF applied**		**$255,200 / yr**

VALUE CREATED AT EXIT, RENT AGAINST CAP RATE

Against a total basis of $3,100,000: $2,750,000 purchase price plus $350,000 of leasing capital. Green figures are value created above that basis.

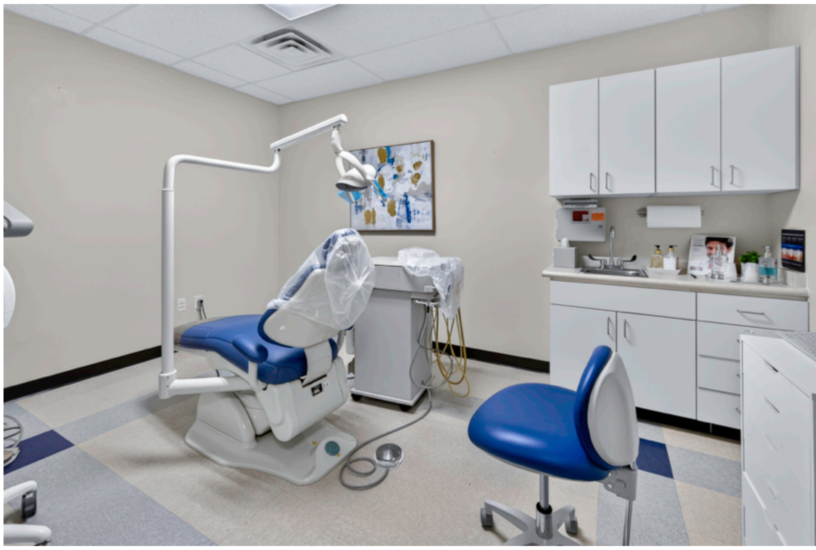
RENT	6.0%	6.5%	7.0%
$19.00 NNN	+$573K	+$290K	+$48K
$20.00 NNN	+$766K	+$469K	+$214K
$21.00 NNN	+$960K	+$647K	+$380K
$22.00 NNN	+$1.15M	+$826K	+$545K
$23.00 NNN	+$1.35M	+$1.00M	+$711K

All figures are illustrative, from broker-provided assumptions and market comparables, and are not independently verified. All step figures assume $22.00 PSF and 5% vacancy applied to both NNN rent received and operating expense reimbursements. Step 2 values the occupied space at market rather than at its in-place rent. Every figure on this page, including the sensitivity table, applies 5% vacancy. The building NOI line assumes full lease-up with the 1.259 load factor applied, so all 12,209 SF is billable rentable area. The 25.9% common area factor matches the 1.259 load factor shown on the floor plans and is ownership's analysis and is not reflected in current leases, which are gross with no expense reimbursement. Buyers should independently verify the rent roll, in-place income, operating expenses, and the lease restructuring required, during due diligence. Resolute Real Estate, Colorado real estate license EC.100106781.

Jack Rohr
jrohr@resoluteinv.com · 303-842-1869

Dustin West
dwest@resoluteinv.com · 727-434-4711

Resolute Real Estate · EC.100106781
www.resoluteinv.com



Jack Rohr
jrohr@resoluteinv.com · 303-842-1869

Dustin West
dwest@resoluteinv.com · 727-434-4711

Resolute Real Estate · EC.100106781
www.resoluteinv.com