

**Sale Details:**

Building Size: **11,120 SF**  
Sale Price: **\$2,625,000**  
(\$236.00/SF)

**Lease Details:**

Multiple Suites  
Available: **1,010 - 8,085 SF**  
Lease Rate: **\$17.50/SF NNN**  
NNN Rate: **\$14.69/SF**  
(2026 estimate)

*OFFICE BUILDING WITH MODERN FINISHES CENTRALLY LOCATED IN FORT COLLINS*

- Building consists of 34 offices, 3 conference rooms, breakrooms, workrooms, reception area, outdoor patio and private restrooms
- Building and monument signage
- Conceptual demising plan shown below
- Centrally located in Fort Collins
- Ample parking



# SITE PLAN





# PROPERTY INFORMATION

<b>Price:</b>	\$2,625,000
<b>Price/SF</b>	\$236.00/SF
<b>Address:</b>	1109 Oak Park Drive, Fort Collins, CO
<b>Parcel:</b>	8606238002
<b>Parking:</b>	36 Spaces + Street Parking
<b>Zoning:</b>	Highway Commercial (CH)
<b>Site Square Footage:</b>	1.05 acres
<b>Building Square Footage:</b>	11,120 SF
<b>Tenant Count:</b>	1
<b>Year Built:</b>	2001
<b>Year Renovated:</b>	2007
<b>Roof Age:</b>	2018



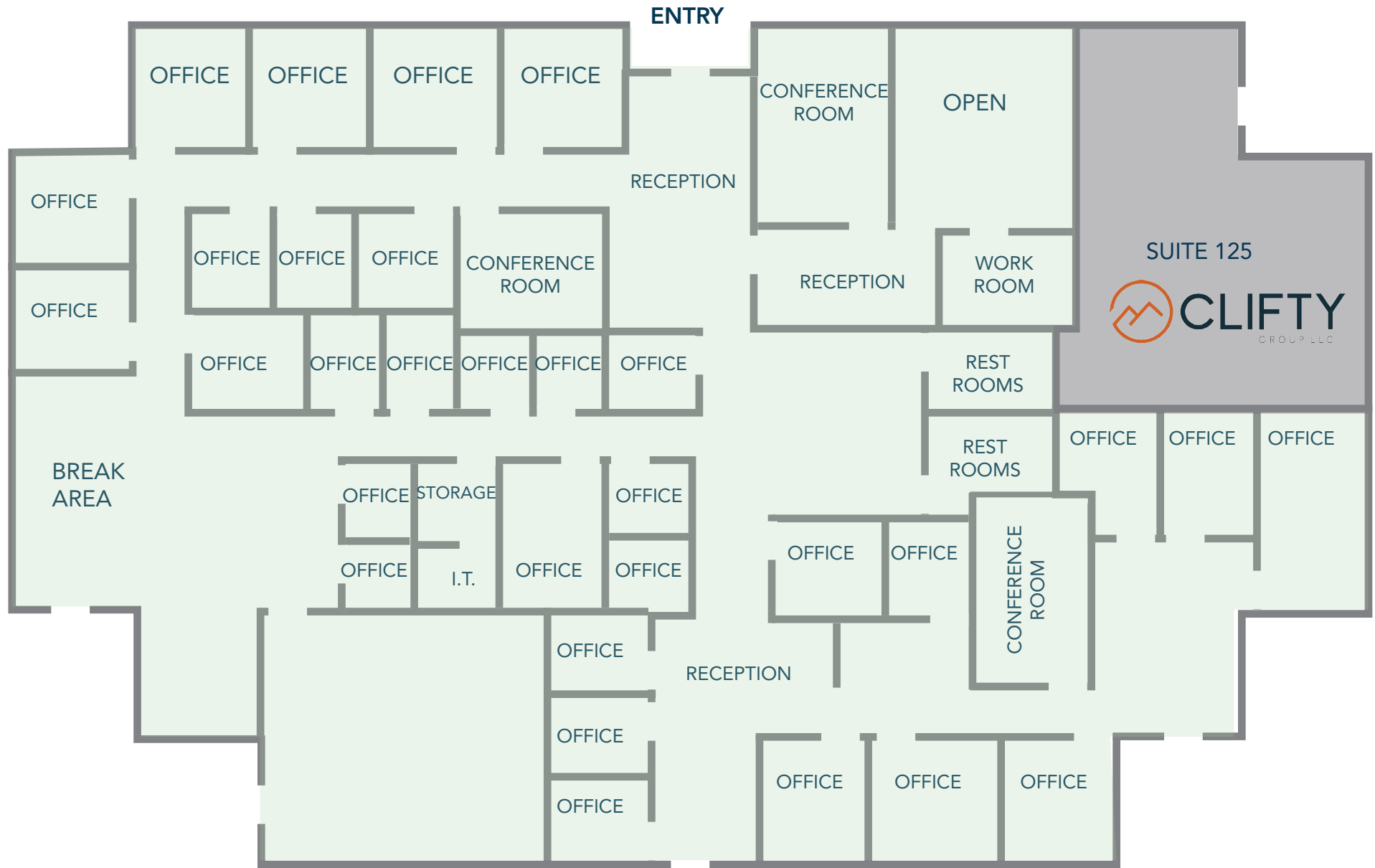
# SUITE 100





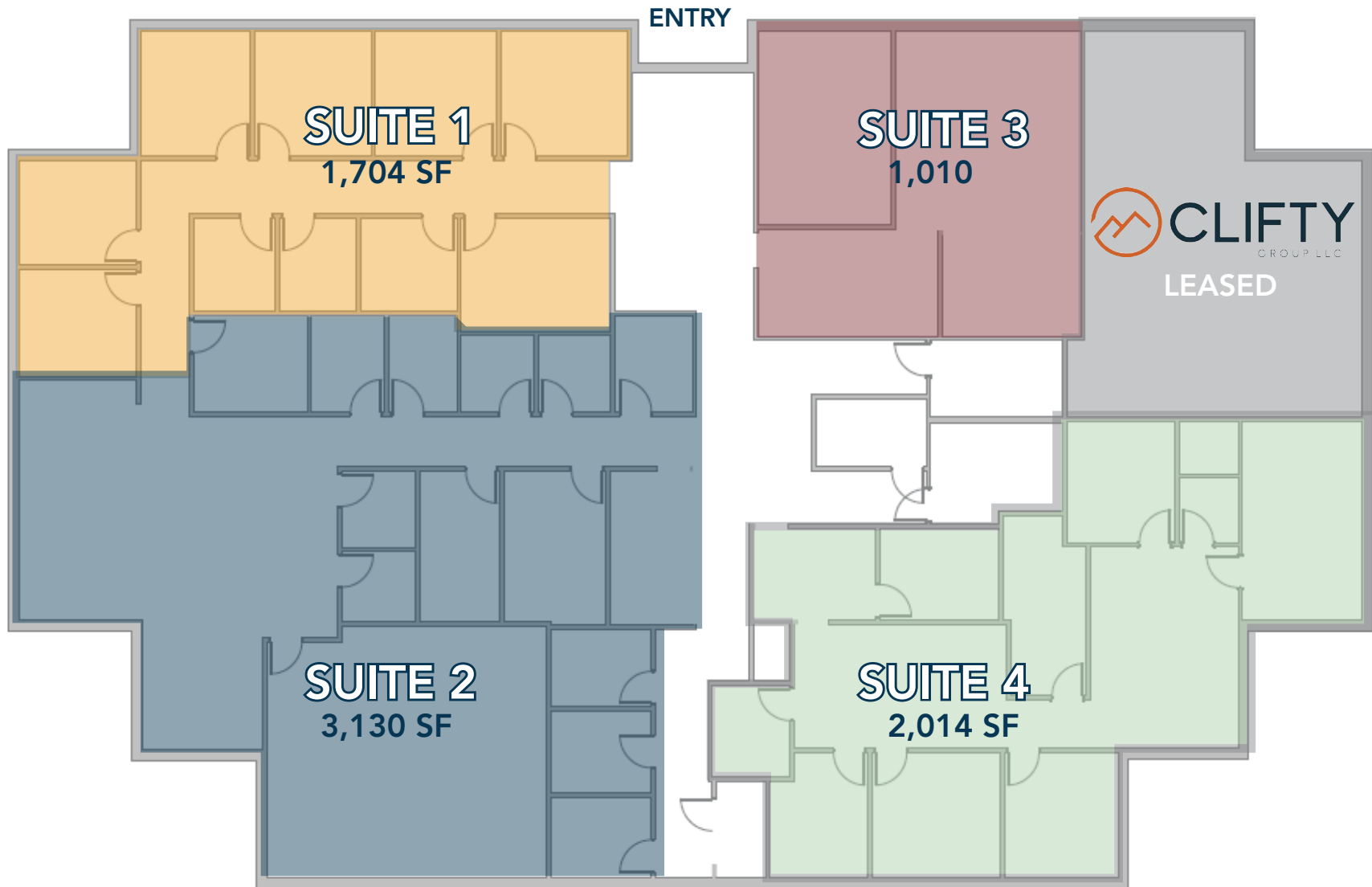
# AS-BUILT FLOOR PLAN

OAK PARK DRIVE



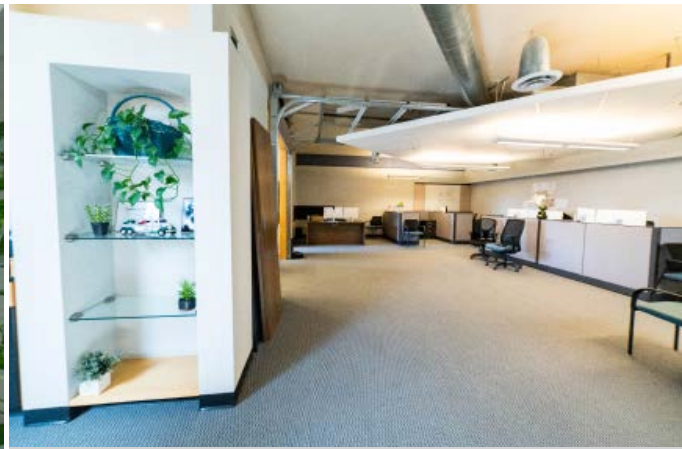
# CONCEPTUAL DEMISING PLAN

OAK PARK DRIVE





# SUITE 125 PHOTOS

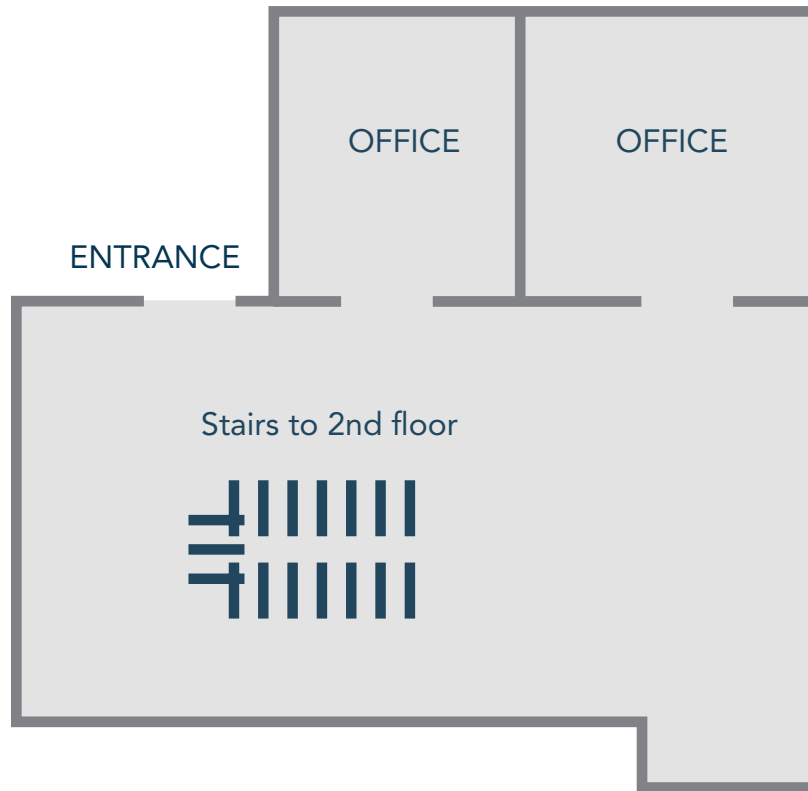


# SUITE 125 FLOOR PLAN

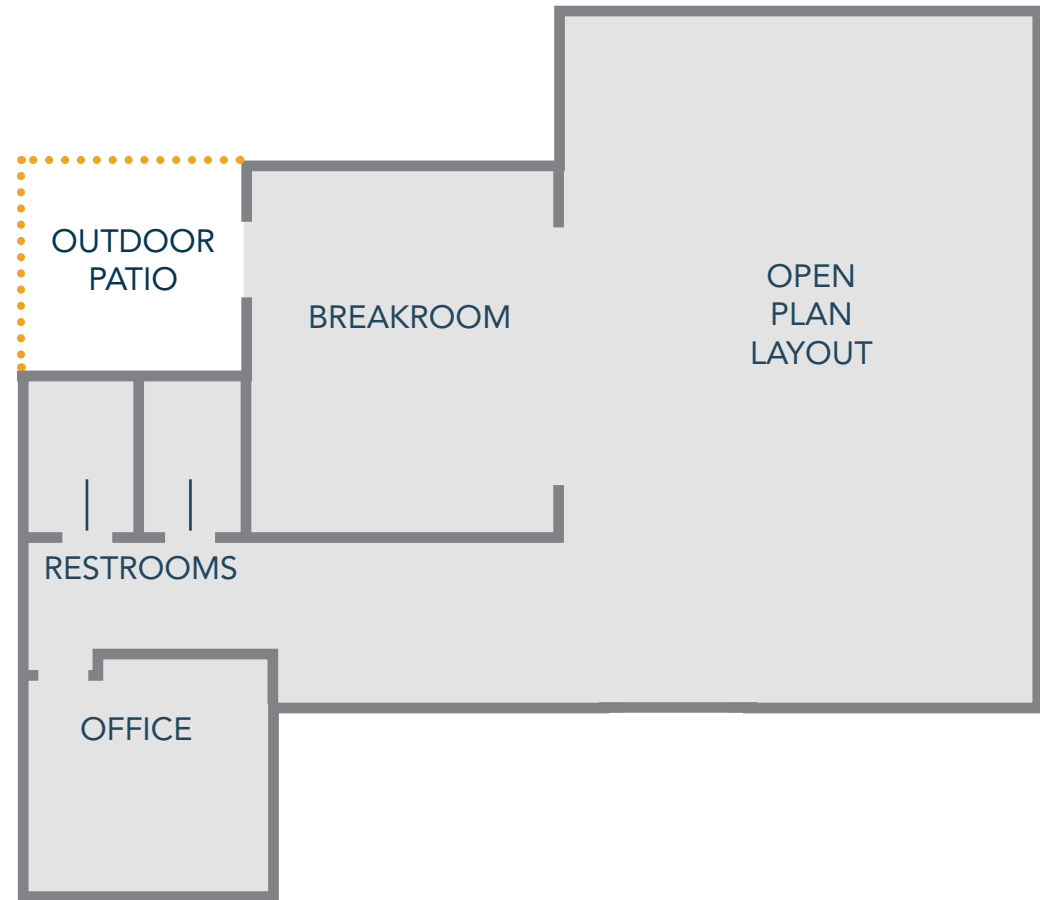


OAK PARK DRIVE

## 1ST FLOOR



## 2ND FLOOR







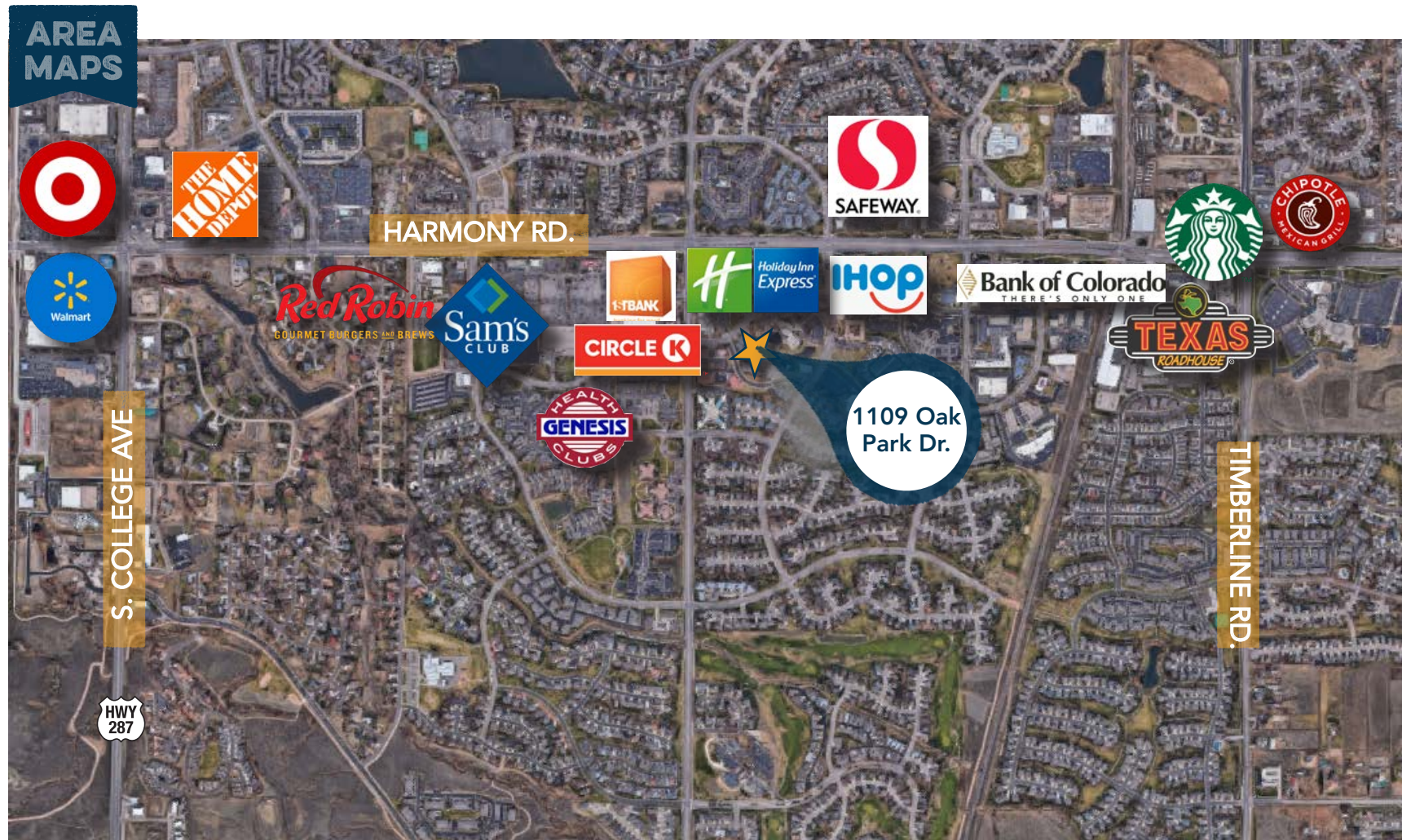
**Clifty Group, LLC**  
Unit 125  
(3,035 SF)  
Oil & Gas Company

"As a team of dedicated professionals focused on the oil & gas industry, Clifty Group, LLC combines decades of construction experience offering solutions to our clients across the country. Whether installing large or small diameter pipe, providing maintenance & integrity services, or complete fabrication solutions, we are committed to providing the best customer service and quality products for our clients, employees, and the communities where we work."

<http://www.cliftygroup.com/>

Tenant Entity	Clifty Group, LLC
Security Deposit	\$5,771.00
Lease Commencement	6/1/23
Lease Expiration	5/31/25
Lease Structure	NNN
Parking	Shared Parking





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