

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

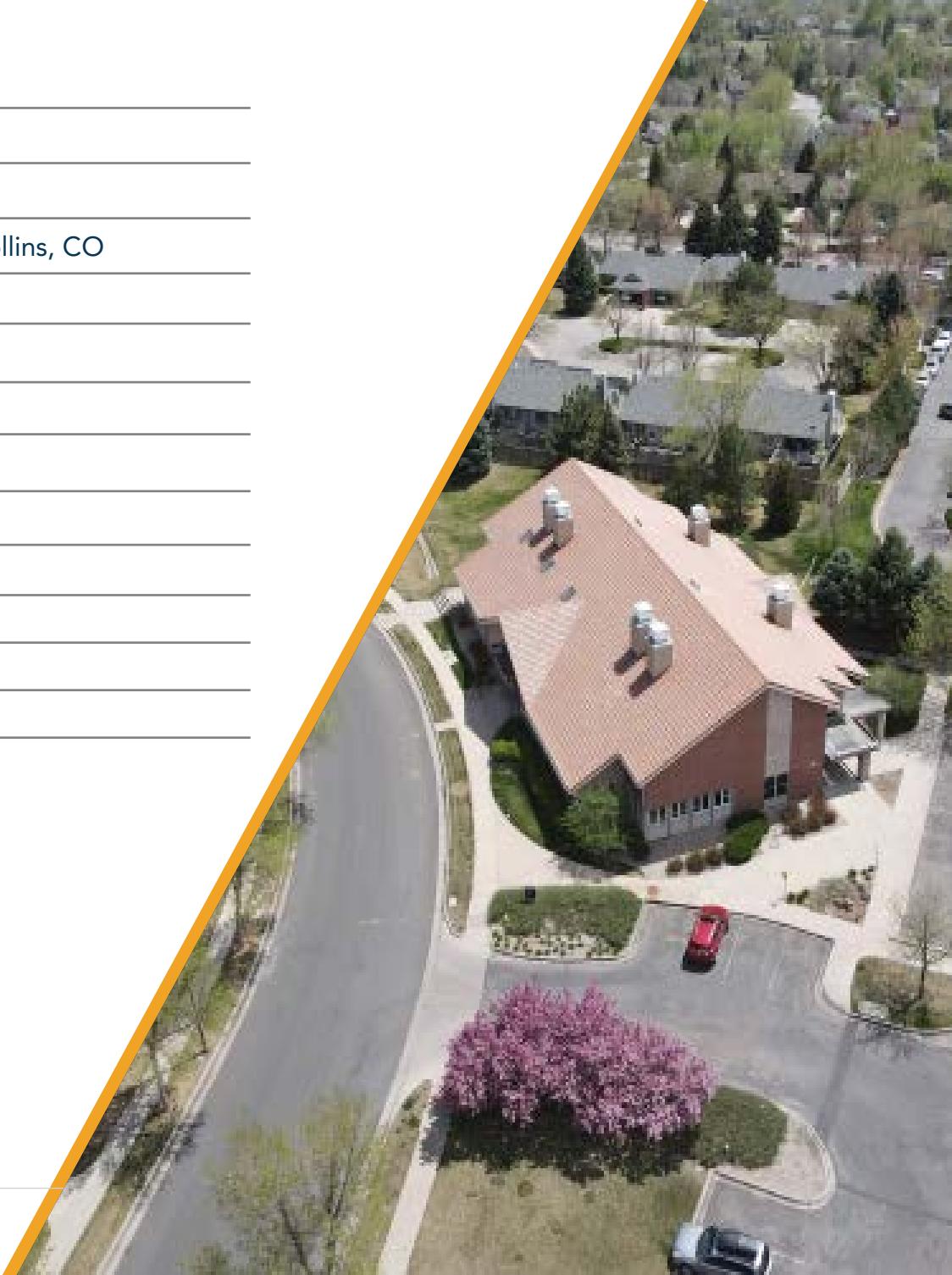


SITE PLAN



PROPERTY INFORMATION

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

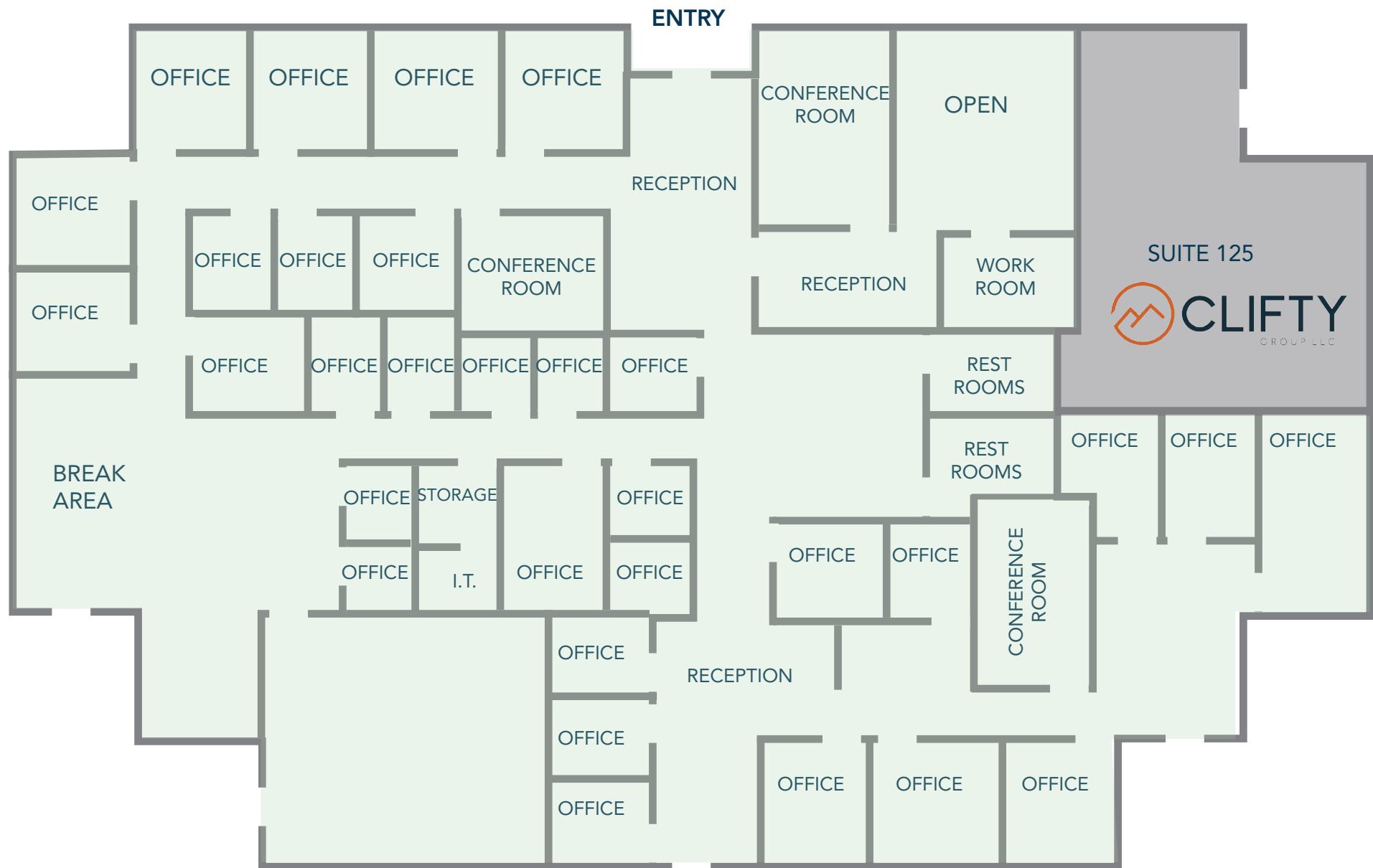


SUITE 100



AS-BUILT FLOOR PLAN

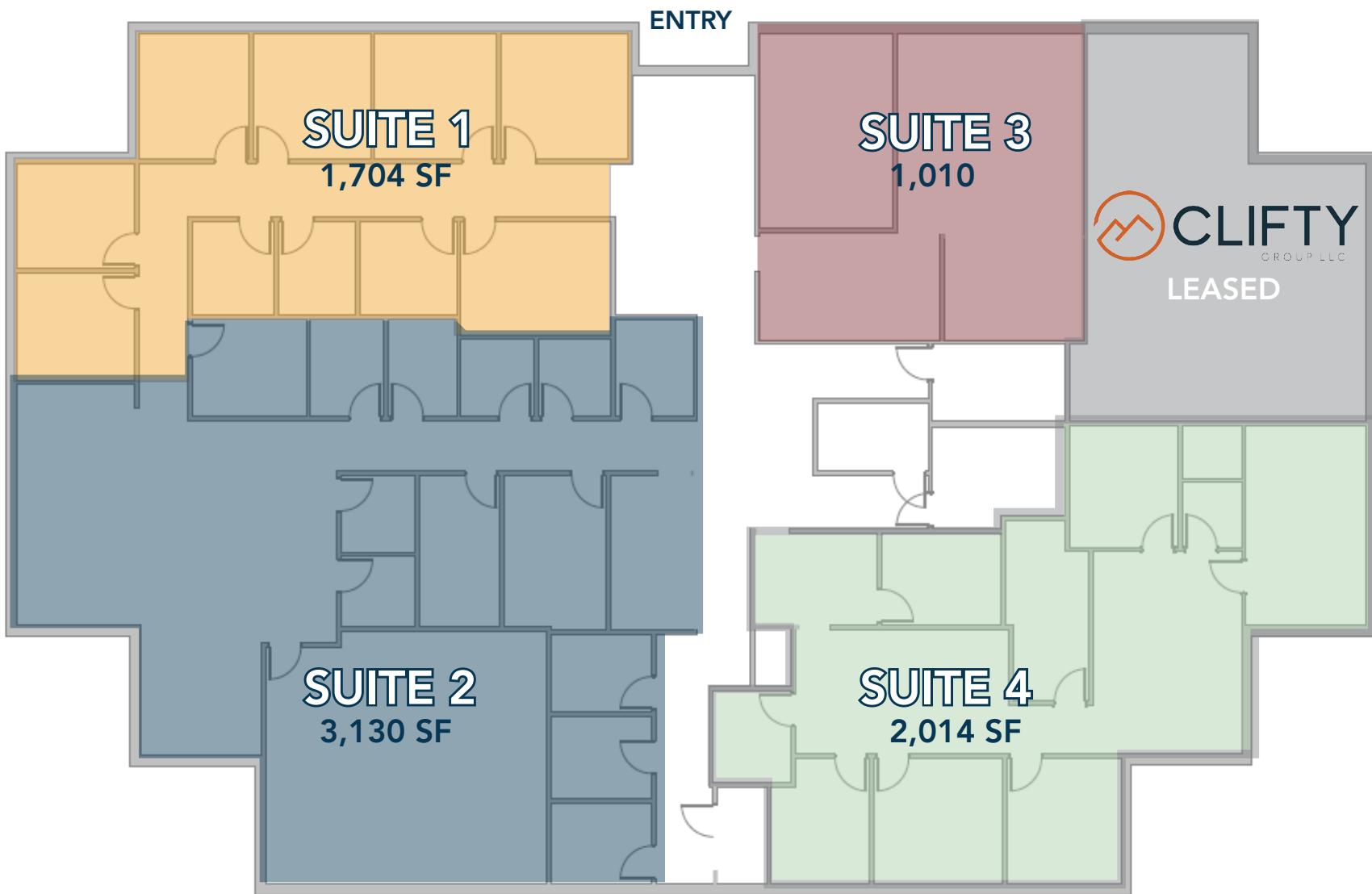
OAK PARK DRIVE



NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

CONCEPTUAL DEMISING PLAN

OAK PARK DRIVE



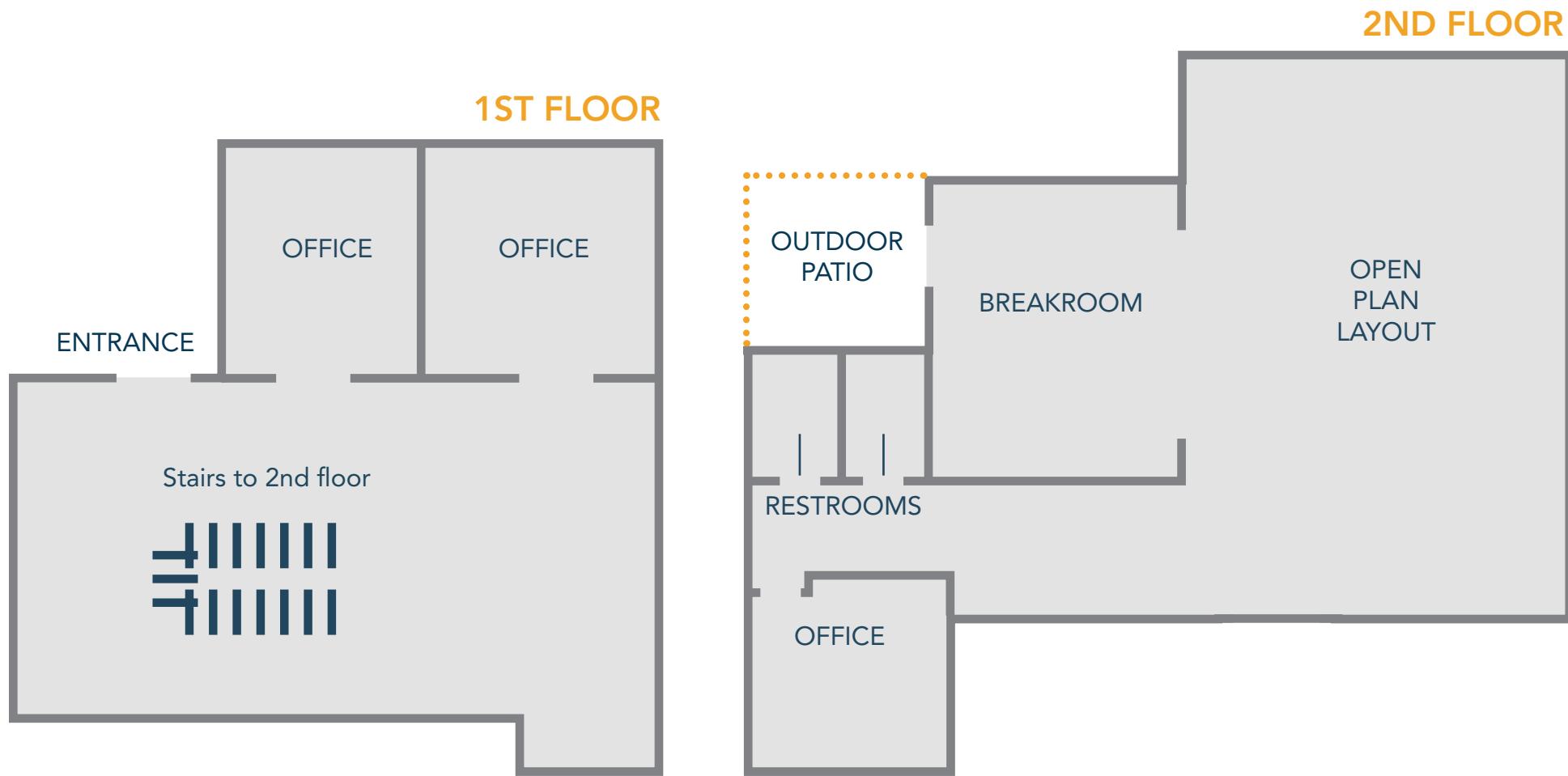
SUITE 125 PHOTOS



SUITE 125 FLOOR PLAN



OAK PARK DRIVE



TENANT PROFILE



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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AREA MAPS

