



KEY INVESTMENT HIGHLIGHTS



Sale Price: \$1,975,000
1.05 Acres
Zoned: Highway Commercial (HC)



11,120 SF
36 Parking Spaces + Street Parking
Multiple private offices, kitchenettes, and flexible workspaces



South Fort Collins location with easy access to I-25 and College Ave. Oakridge Business Park is near restaurants, retail, hotels, and trails.



72.71 % Leased
NOI: \$139,506.72
7.06% Cap Rate

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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present **1109 Oak Park Drive**, an 11,120 SF office building located in South Fort Collins within Oakridge Business Park. Situated on approximately 1.05 acres, the property offers 36 parking spaces plus street parking, modern finishes, and flexible office layouts suitable for a variety of professional users.

The building is currently configured into Suite 100 (8,085 SF) and Suite 125 (3,035 SF). Suite 100 features 34 private offices, three conference rooms, a reception area, and an outdoor patio, while Suite 125 includes three private offices, a kitchenette/breakroom, open workspace, private restrooms, and a second-floor outdoor patio. The building offers monument signage opportunities.

Located with easy access to I-25 and College Avenue, the property is near numerous amenities including restaurants, retail, hotels, and trails.

1109 Oak Park Drive presents an opportunity to acquire a well-located office asset surrounded by strong amenities in one of Fort Collins' most desirable business corridors.

INVESTMENT OVERVIEW

Sale Price	\$1,975,000
NOI	\$139,506.72
Cap Rate	7.06%
Zoned	Highway Commercial (HC)
Acres	1.05
Leased	72.71% occupied
Suite 100 Tenant Occupied	8,085 SF Adapted Office Fort Collins, LLC / Regus (commenced 6/01/24)
Suite 125 For Lease	3,035 SF Available
Strategic Location	Convenient access to I-25 and College Ave



FINANCIAL & TENANT SUMMARY

Adapted Office Fort Collins, LLC

-Regus is operating within the Adapted Office Fort Collins, LLC

RENTAL INCOME

- **Leased Area:** Suite 100, 8,085 SF
- **Rental Income:** Suite 100, \$17.26 / SF
- **Lease Term:** 129 months
- **Commencement Date:** 6/1/2024
- **Term Expiration Date:** 2/28/2035
- **Options to Extend:** 2 opts, each for a 5-year period
- **Notice:** 5 months
- **NNN / SF:** \$14.59

RENT ROLL

UNIT	SF	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT / SF
Suite # 100 Regus	8,085	\$11,453.75	\$137,445	\$17.00
Suite # 125 Available For Lease	3,035	-	-	-

RENT ESCALATION TABLE

TERM	RATE / RSF	MONTHLY RENT	ANNUALIZED RENT
6/01/2024 - 9/31/2024	\$0.00 (Gross Abated)	\$0.00 (Gross Abated)	\$N/A (Gross Abated)
10/1/2024 - 2/28/2025	\$0.00 (Net Abated)	\$0.00 (Net Abated)	\$N/A (Net Abated)*
3/1/2025 - 2/28/2026	\$17.00	\$11,453.75	\$137,445.00
3/01/2026 - 2/28/2027	\$17.26	\$11,625.56	\$139,506.72
3/01/2027 - 2/29/2028	\$17.51	\$11,799.94	\$141,599.28
3/1/2028 - 2/28/2029	\$17.78	\$11,976.94	\$143,723.28
3/1/2029 - 2/28/2030	\$18.04	\$12,156.59	\$145,879.08

Cost of Living Adjustment ("COLA"): If the Consumer Price Index ("CPI") for the Mountain Area (as defined in the U.S. Bureau of Labor Statistics Geographic Information for the Mountain-Plains Region) is equal to or greater than 7.5% for each five-year period of the Lease commencing March 1, 2025, to February 28, 2030 and March 1, 2031 to February 28, 2035, then Base Rent for the five-year period following such measurement shall be increased by 2.0% per year. If the CPI for the Mountain Area is less than 7.5% for each five-year period referenced above, then Base Rent for the five-year period following such measurement shall be increased by 1.5% per year for the remainder of each five-year term.

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.



PROPERTY DETAILS

CONSTRUCTION

Total Building Size	11,120 SF
Suite 100	8,085 SF (34 offices, 3 conference rms, reception area, outdoor patio & private restrooms)
Suite 125	3,035 SF (3 private offices, kitchenette/breakroom, open work space, private restrooms, 2 nd floor outdoor patio)
Zoning	Highway Commercial (HC)
Acres	1.05
Year Built	2001 (Year Renovated: 2007)
Roof Age	2018
Heat Type	Forced Air
Air Conditioning	Yes
Parcel	8606238002

PARKING

Parking	36 spaces + Street Parking
EV Charging Station	No

BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes
Kitchenette	One (Suite 100)
Breakroom(s)	Two (Suite 100 & Suite 125)
Private Conference Room(s)	One (Suite 100)
Elevator	No

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$88,523 (3-mi radius)*
Traffic Count	14,667 approx VPD on S Lemay Ave & Oakridge Dr N*

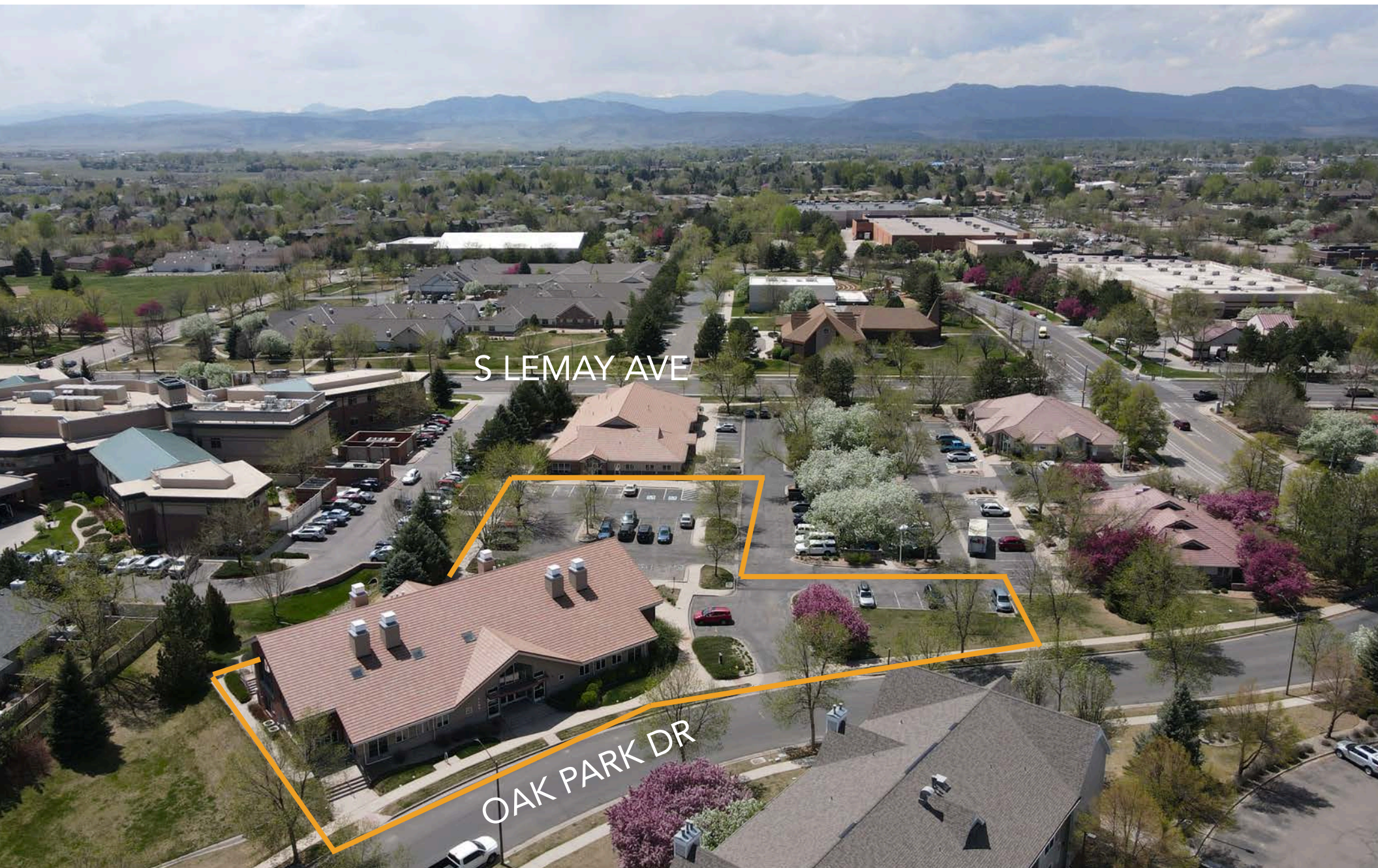
*Source: CoStar 2026



1109 Oak Park Dr Fort Collins, CO

 [Link to Google Maps](#)

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S LEMAY AVE

OAK PARK DR

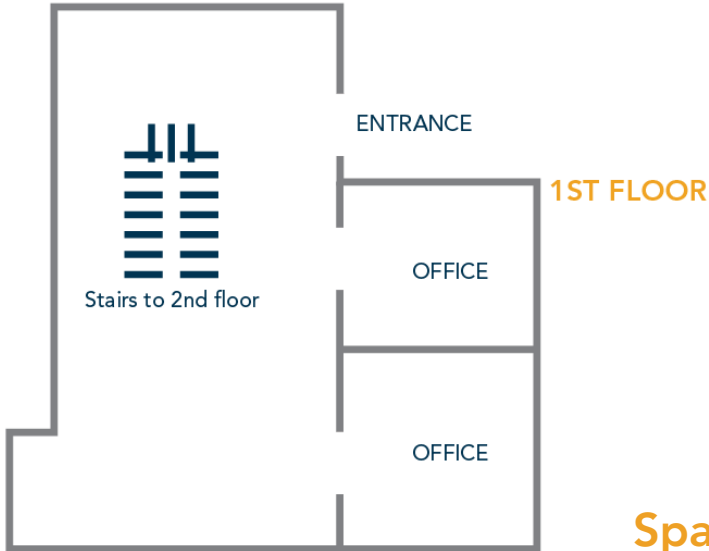
Entire Building | 11,120 SF

East Entrance

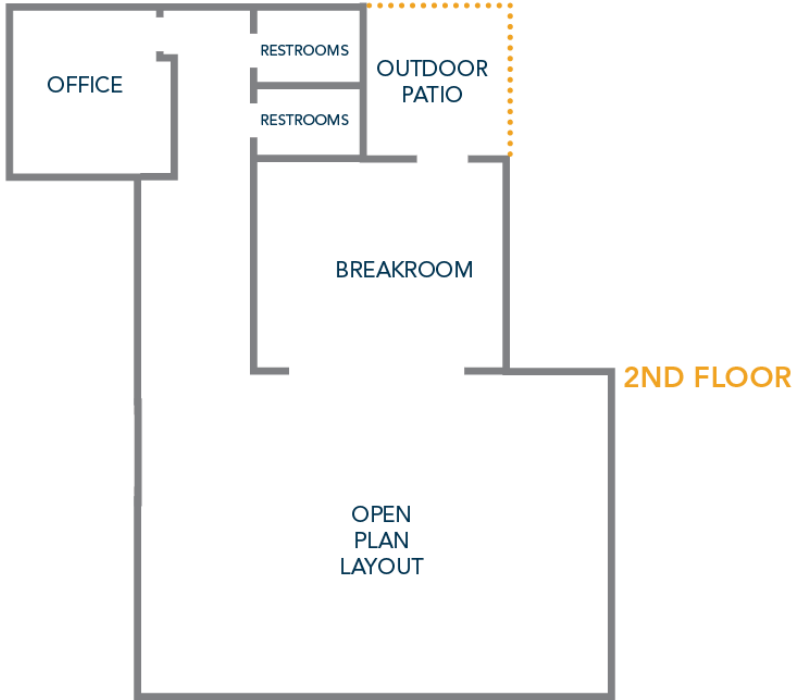


West Entrance

Suite 125 | PHOTOS & FLOOR PLAN



Space Available
Suite 125 | 3,035 SF

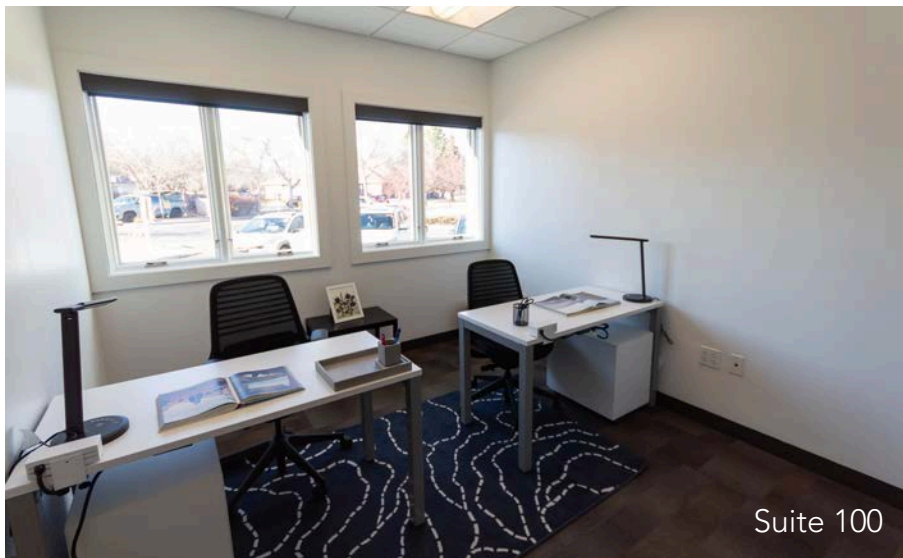




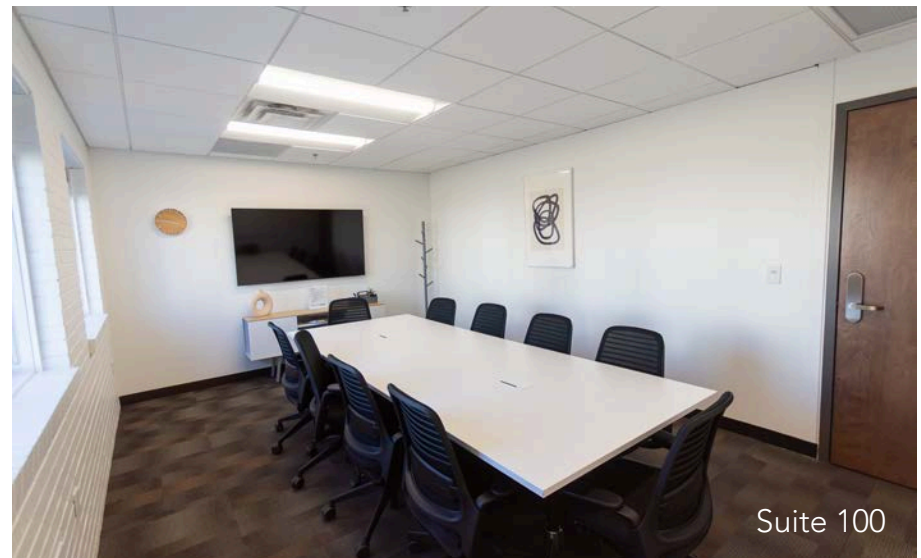
Suite 100



Suite 100



Suite 100



Suite 100

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

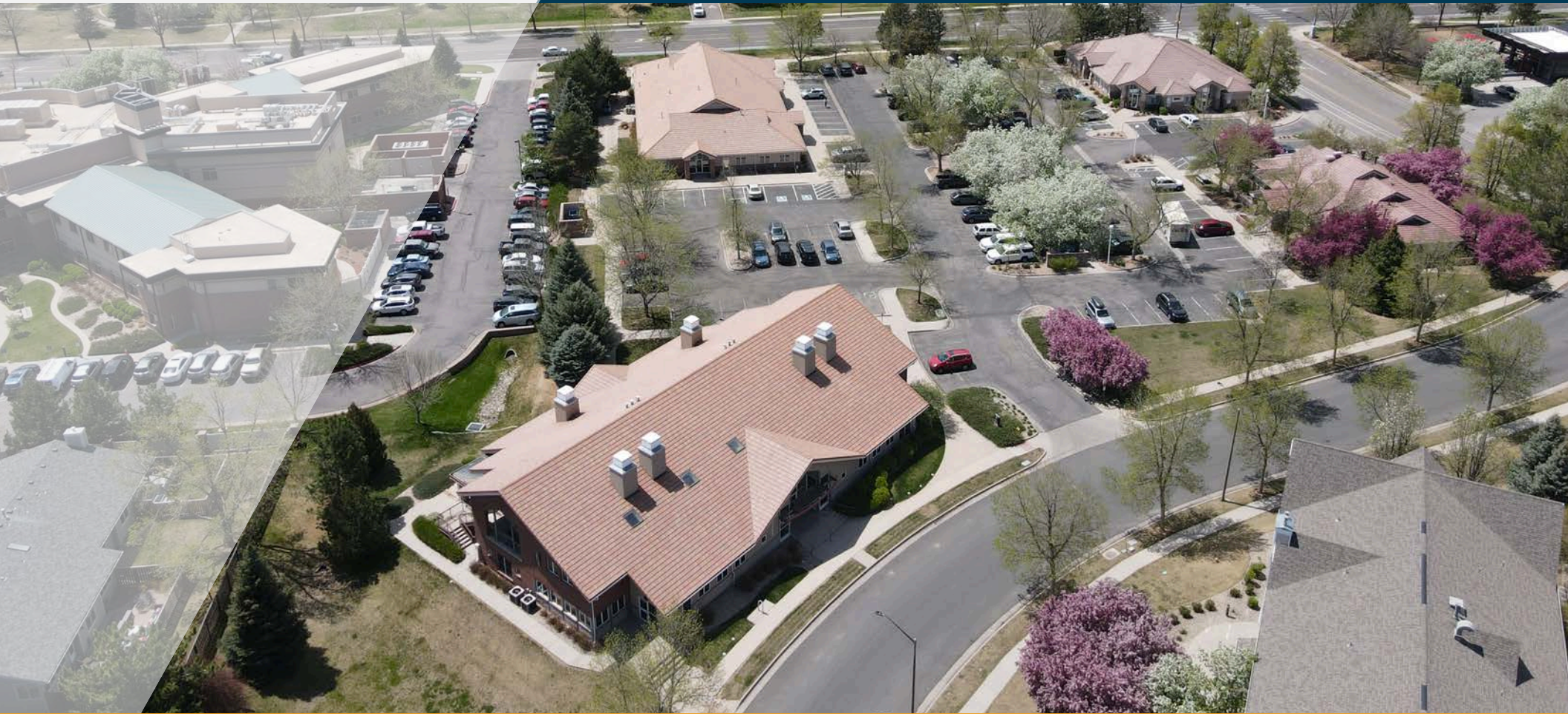
The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Contact Waypoint Real Estate, LLC, for any property showings or for more information.





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