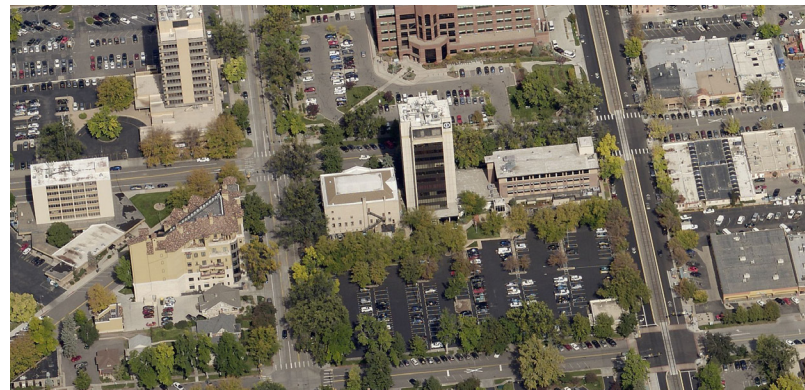


# 215 WEST OAK STREET

9TH FLOOR | FORT COLLINS, COLORADO 80521



**OFFICE SPACES FOR SALE OR LEASE**  
4,000 SF FOR SALE | 2,537 SF FOR LEASE

**SALE PRICE: \$600,000 | LEASE RATE: \$12.00/SF NNN**

## INVESTMENT OPPORTUNITY

**Tenant** Stillwater Ecosystem  
**Size** 1,463 SF  
**Lease Expiration** July 2027

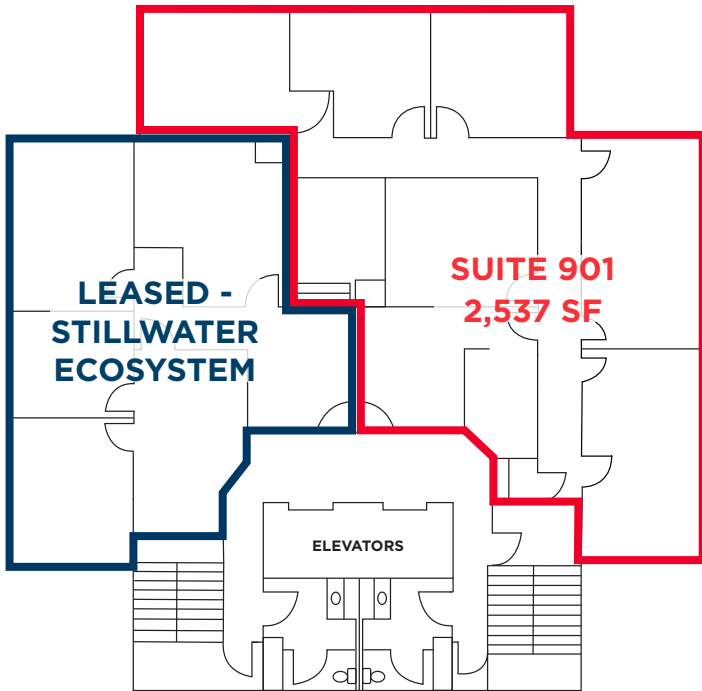
**Contact listing agent for income**

## PROPERTY HIGHLIGHTS

- New HVAC
- New elevators
- Façade upgrades
- Downtown Fort Collins location
- Recently remodeled with first class finishes
- 9th floor includes 7 parking spaces

# FLOOR PLAN

4,000 SF AVAILABLE FOR SALE  
2,537 SF AVAILABLE FOR LEASE



**215 WEST OAK STREET, 9TH FLOOR**  
FORT COLLINS, COLORADO 80521

cushmanwakefield.com



# FORT COLLINS

## ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](http://choosecolorado.com)

## DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

**172,581**



Total Households

**70,117**



Per Capita Income

**\$47,099**



Median Age

**32.8**



Total Employees

**101,363**

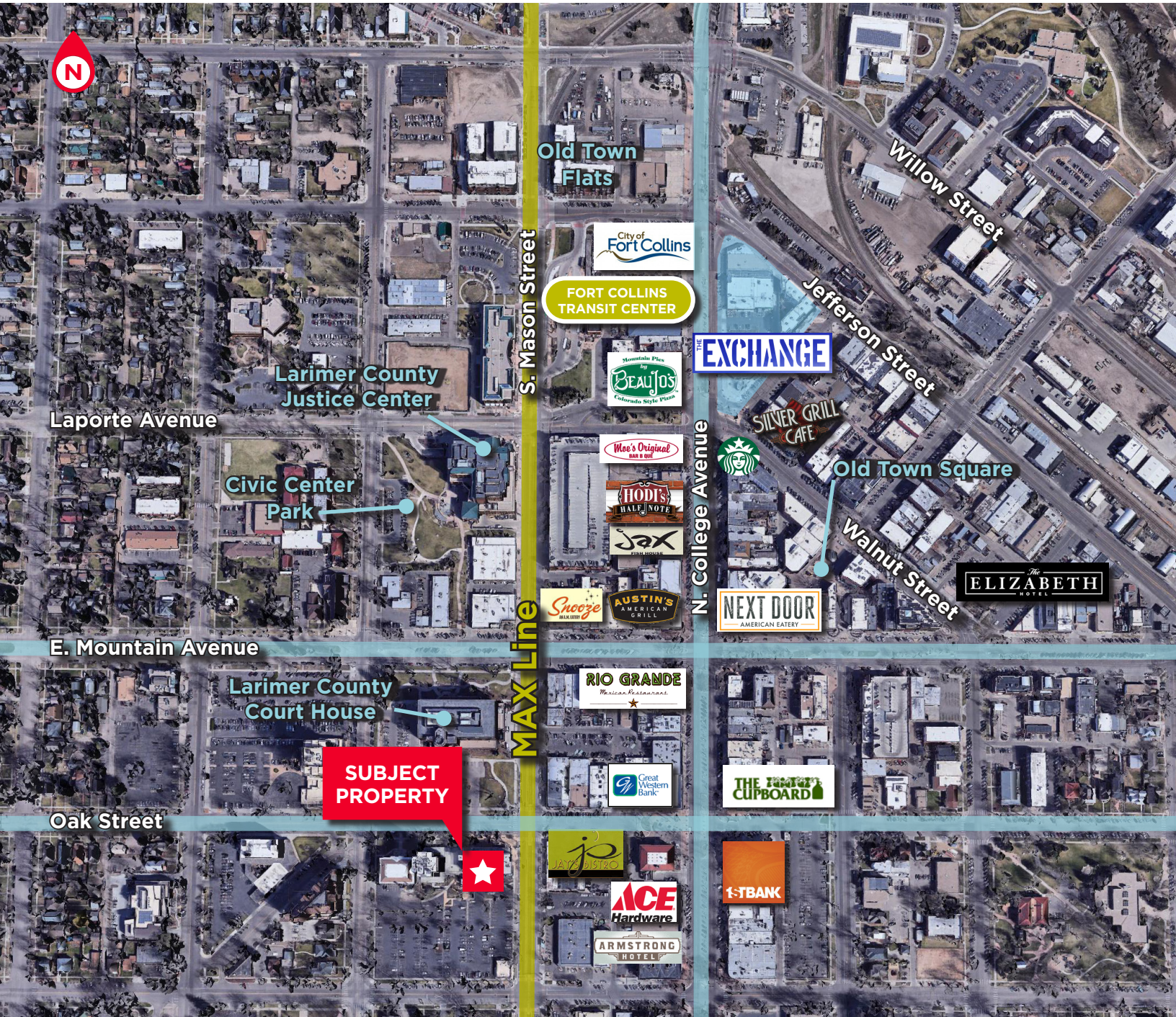


Total Square Miles

**58.47**

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