



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

1640 Riverside Avenue

Fort Collins, Colorado 80524



**OFFICE/WAREHOUSE/
SHOWROOM**

**LEASE RATE
\$12.75/SF NNN
(NNN: \$3.96/SF)**

**SALE PRICE
\$1,250,000 (UNITS 1 & 2)**

The building has excellent visibility on Riverside Avenue with building and monument signage available. This property would make an ideal location for office/showroom, office/distribution or retail. Available units contain a total of 5,266 square feet on the main floor and 1,846 square feet of additional mezzanine area.

Property Features

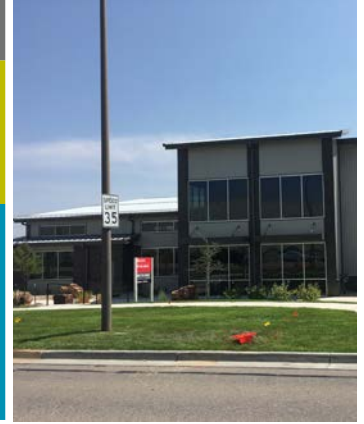
Building Size	7,032 SF
Availability	Unit 1 Option A: 3,462 RSF Unit 1 Option B: 5,263 RSF Unit 2 Option A: 1,773 RSF Unit 2 Option B: 3,574 RSF (See SF breakdown on pages 2 & 3)
Heat	Heat installed in shop area
Electric	Electrical panel and trip lighting installed
Year Built	2018

Property Highlights

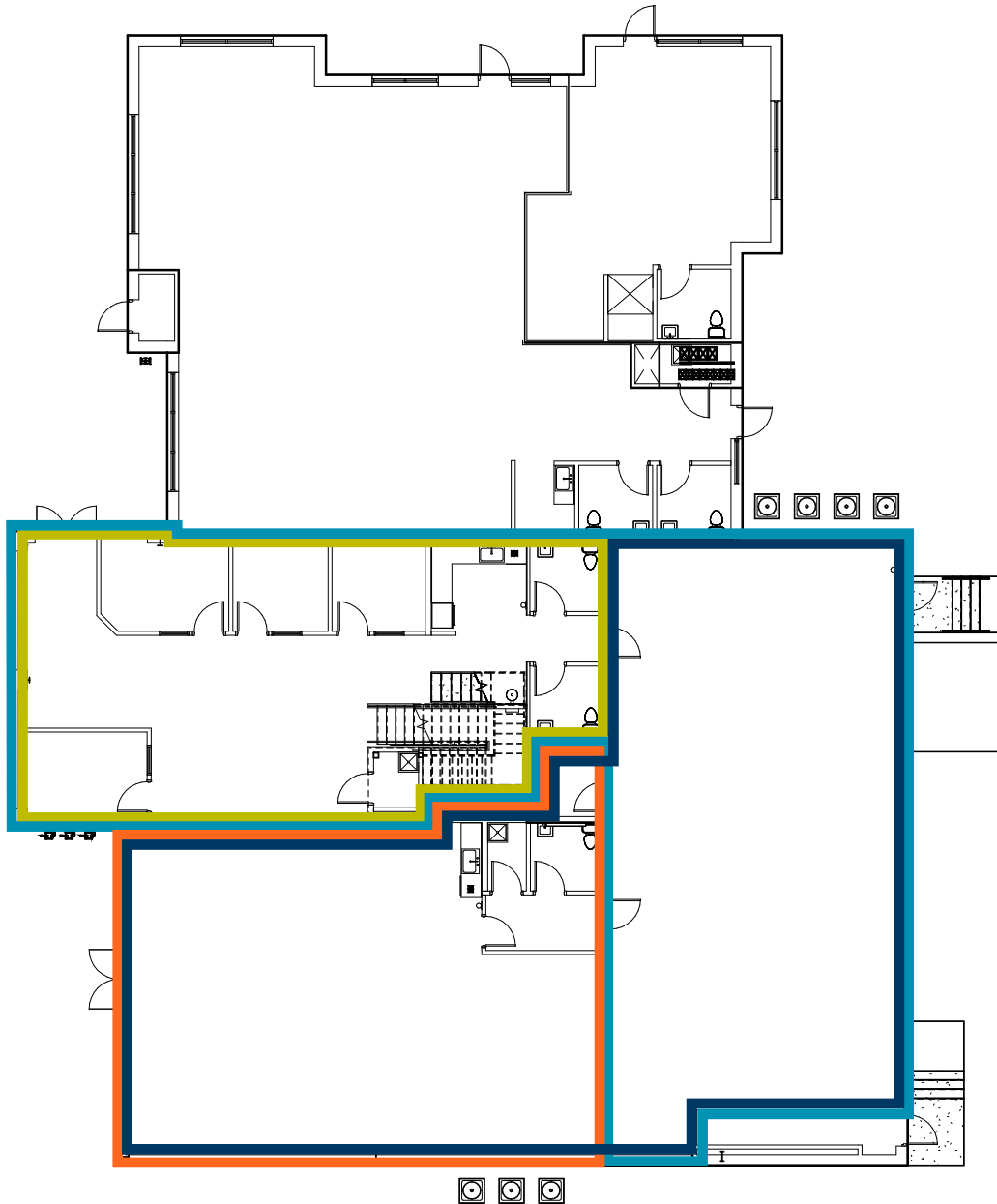
- Property finished to core/shell level
 - Electrical: main service installed and trip lighting
 - Plumbing: rough in
 - Insulation: included
- Finish this building in a way that best fits your specific needs
- Steel, insulation and glass included
- Enclosed steel building with utilities stubbed into the building

UNIT 1 AVAILABILITY OPTIONS

UNIT 1	AREA	SQUARE FEET	TOTAL
OPTION A 1st Floor with Mezzanine	1st Floor	1,616 RSF	3,462 RSF
	Mezzanine	1,846 RSF	
OPTION B 1st Floor with Mezzanine plus Warehouse/Storage	1st Floor	1,616 RSF	5,263 RSF
	Mezzanine	1,846 RSF	
	Warehouse/Storage	1,801 RSF	



FIRST FLOOR PLAN

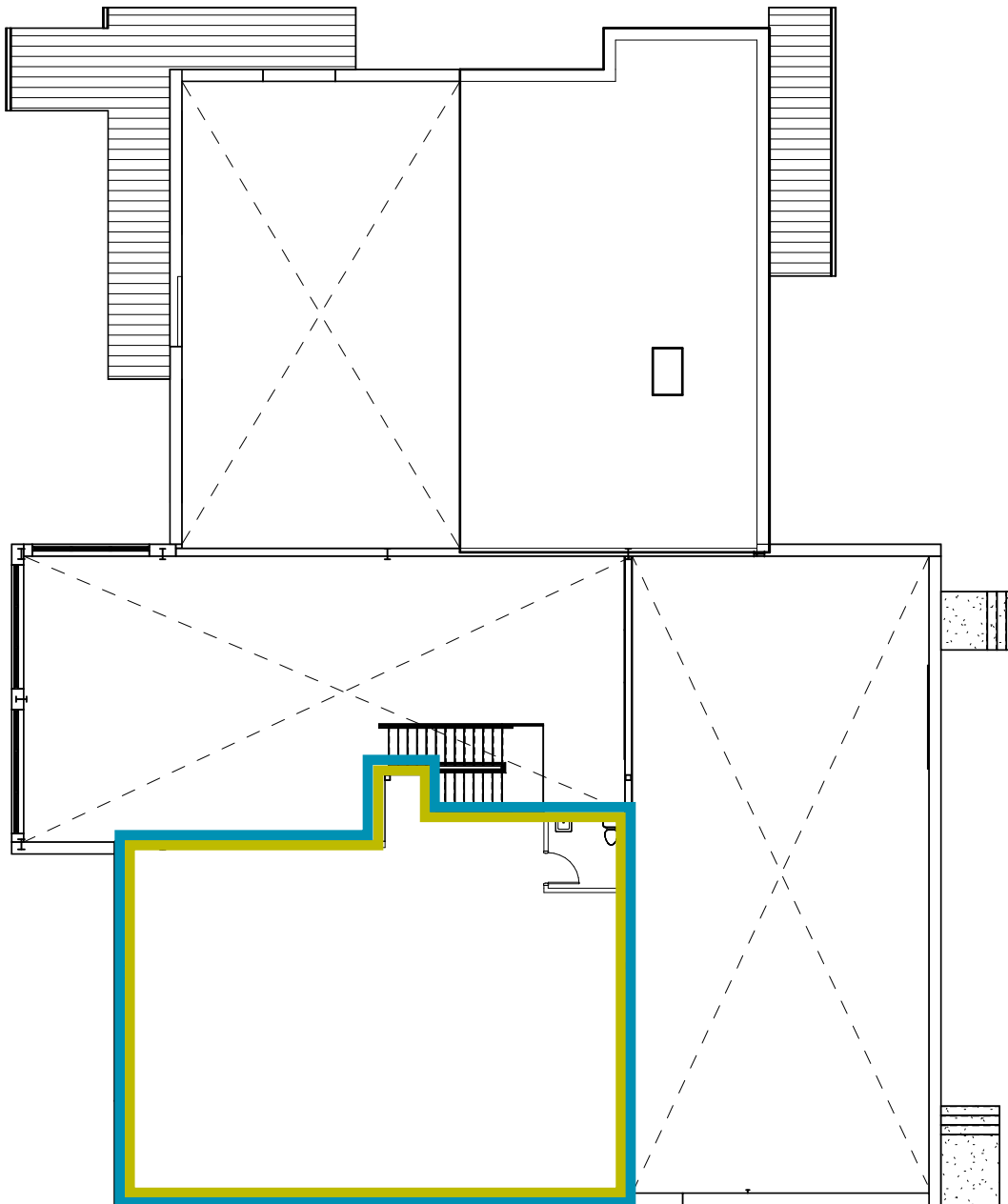


UNIT 2 AVAILABILITY OPTIONS

UNIT 2	AREA	SQUARE FEET	TOTAL
OPTION A 1st Floor	1st Floor	1,773 RSF	1,773 RSF
OPTION B 1st Floor with Warehouse/Storage	1st Floor	1,773 RSF	3,574 RSF
	Warehouse/Storage	1,801 RSF	



SECOND FLOOR PLAN





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Demographics	CoStar, 2018		
	1 Mile	3 Miles	5 Miles
2018 Total Population	7,951	79,355	177,357
2018 Total Households	3,353	32,341	71,281
2018 Avg. HH Income	\$83,562	\$72,924	\$80,453
2023 Population	8,831	87,499	195,636



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