

215 WEST OAK STREET

9TH FLOOR | FORT COLLINS, COLORADO 80521



DOWNTOWN FORT COLLINS



OFFICE SPACES FOR SALE OR LEASE

4,000 SF FOR SALE | 1,463 SF - 4,000 SF FOR LEASE

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

FINANCING SCENARIO

Purchase Price	\$600,000
Down Payment	\$60,000 (10%)
Loan	\$540,000
Interest Rate	8%
Term	25 Years
Payment	\$4,168/Month

PROPERTY HIGHLIGHTS

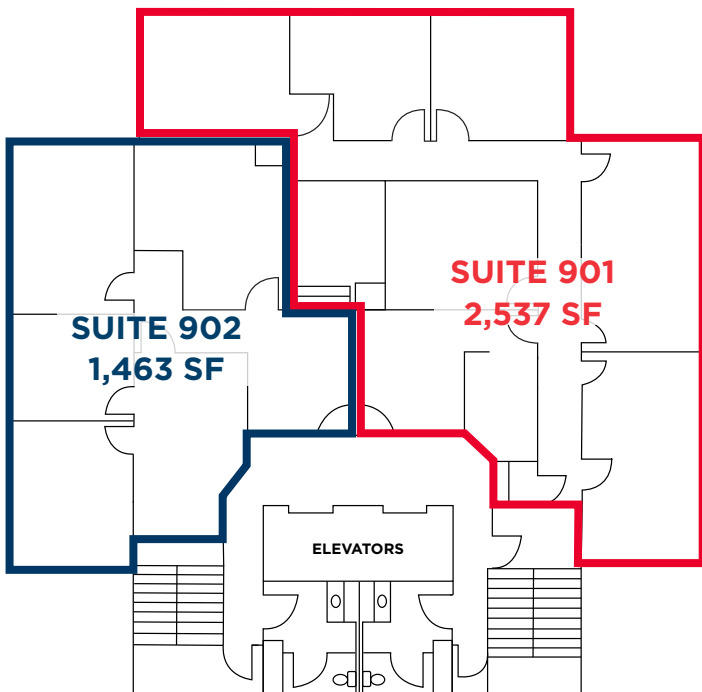
- New HVAC
- New elevators
- Façade upgrades
- Downtown Fort Collins location
- Recently remodeled with first class finishes
- Includes 7 parking spaces

FLOOR PLAN

4,000 SF AVAILABLE FOR SALE

1,463 SF - 4,000 SF AVAILABLE FOR LEASE

9TH FLOOR



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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

DEMOGRAPHIC HIGHLIGHTS



Total Population (2022)

172,305



Total Households

69,210



Per Capita Income

\$42,195



Median Age

31.9



Total Employees

91,639

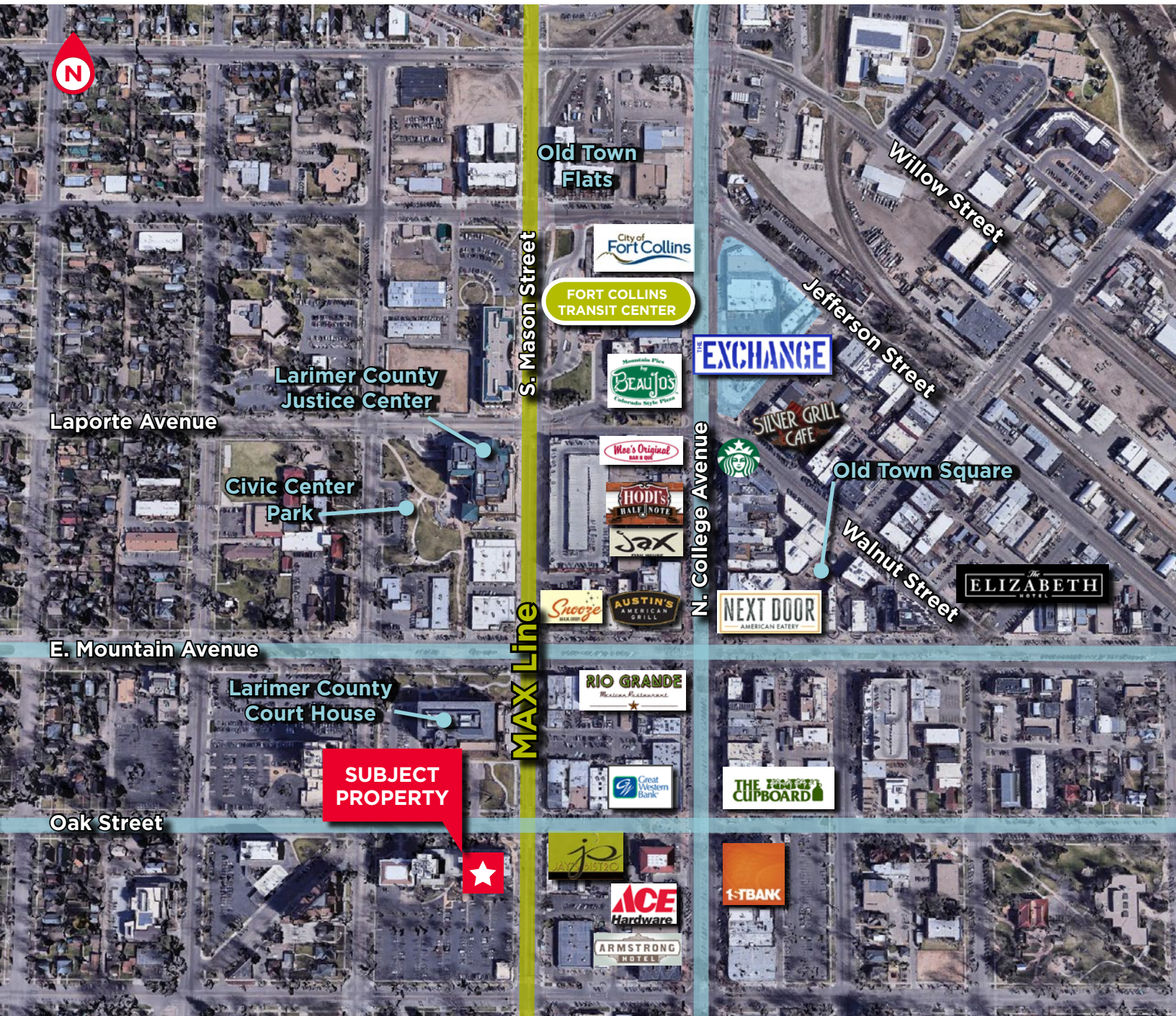


Total Square Miles

58.47

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