

4868 INNOVATION DRIVE  
FORT COLLINS, CO 80525  
100% NET LEASED INVESTMENT



Building Size	Sale Price	Price / SF
19,443 SF	\$3,574,000	\$183.82

- Net Operating Income \$241,242  
(Annualized September 1, 2020 - August 31, 2021)
- 6.75% In-Place CAP Rate
- 100% Occupied:  
Golden Peak Media - 19,443 SF

*Contact Brokers to register interest and receive comprehensive financial information  
(Confidentiality Agreement Required)*



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# SITE PLAN - FLOOR PLAN

## PORTFOLIO / ASSEMBLAGE OPPORTUNITY

- 4856 Innovation Drive
- 23,979 SF
- 100% Occupied - SummitStone Health and Loopy Ewe
- \$4,160,000 (6.75% Cap Rate)

**GOLDEN PEAK MEDIA**

CURRENT TENANT:

**GOLDEN PEAK MEDIA**





# BUILDING SPECIFICATIONS

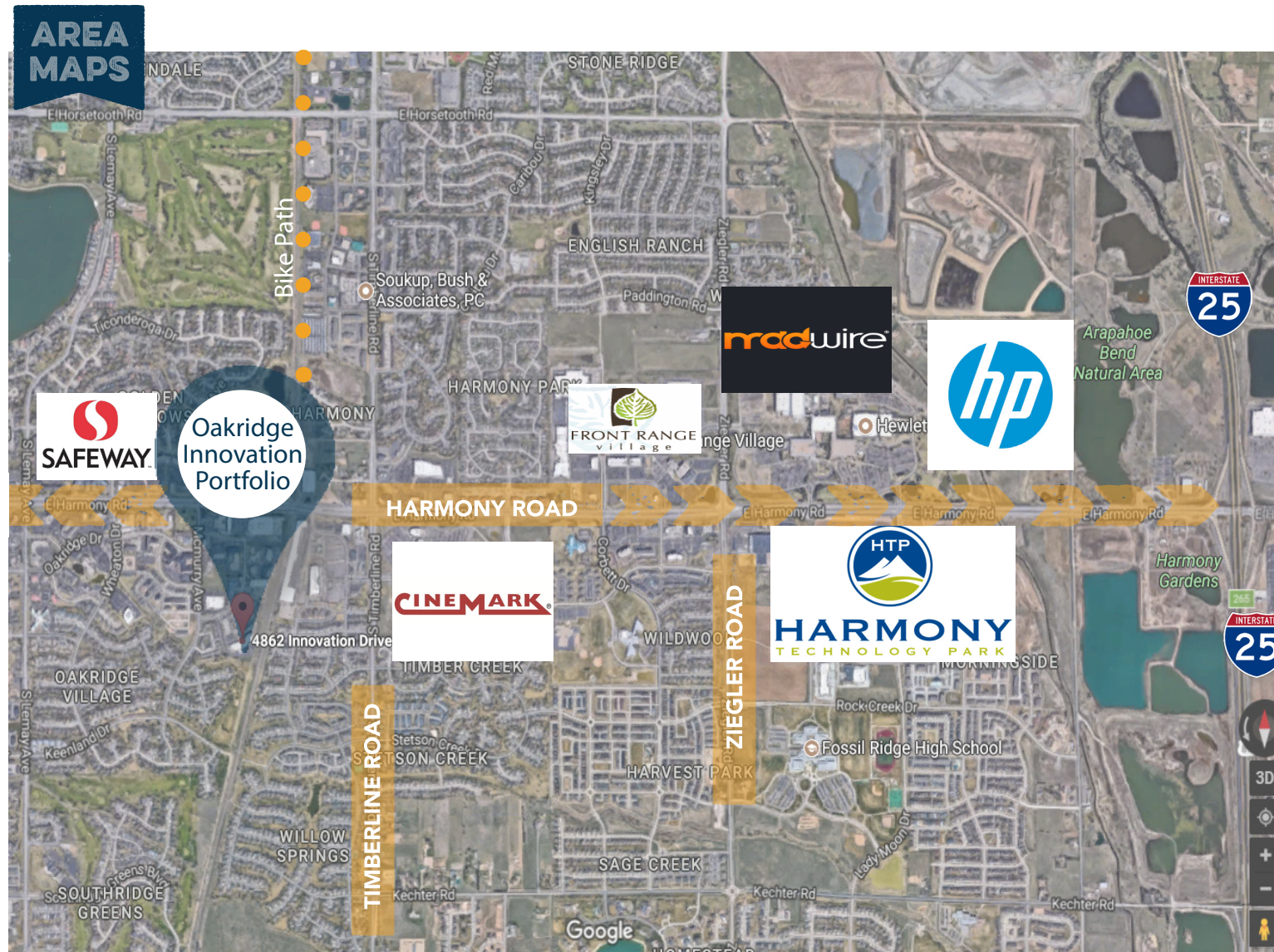


## BUILDING INFORMATION

- Newly Constructed in 2000 and 2001
- Fiber Served Buildings
- Prominent Harmony Road Business District – Fort Collins
- Abundant Amenities – Retail and Power Trail Adjacent
- 219 Common Parking Spaces
- 100% Net Leased



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Information contained herein is not guaranteed. Potential buyers and/or tenants are advised to verify all information. Price, terms and information are subject to change.

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