



4821 WHEATON DR.  
FORT COLLINS, CO 80524

## OFFERING MEMORANDUM

Available for Sale & Lease

Entire Building or Condo Sales



## KEY INVESTMENT HIGHLIGHTS



Up to 16,847 SF Office Building  
Smaller Condos Available



Entire Building Sale Price: \$3,495,000  
(Price per SF: \$207.45)  
Lease Rate: \$14.50 NNN



Surrounded by Amenities:  
Food, Fitness & Convenience



Seller Financing Available

### CONDO SALES AVAILABLE

Commercial Condos for Sale by Floor  
1st Floor: (8,997 SF) : \$2,025,000  
2nd Floor (7,850 SF) : \$1,765,000

Contact Broker for More Information



## 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, pcb's 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.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

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



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## *CONTACTS*

**JAKE ARNOLD**  
(970) 294-5331  
[jarnold@waypointre.com](mailto:jarnold@waypointre.com)

**JOSH GUERNSEY**  
970-218-2331  
[jguernsey@waypointre.com](mailto:jguernsey@waypointre.com)

# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to offer for sale or lease this quality asset located at 4821 Wheaton Drive, Fort Collins.

This 16,256 sf stand-alone office building is situated along the coveted Harmony Corridor, providing immediate regional East/West transit via Harmony Road and direct access to Interstate 25. The stand-alone office building is situated within a mature office park, surrounded by amenities including restaurants, trails, fitness, hotels, retail and gas.

<b>Price:</b>	\$3,495,000 (Entire Building) ; Condo Sales Starting at \$1,765,000
<b>Price/SF:</b>	\$207.45 (Entire Building) ; \$225.00 (Condos)
<b>Lease Rate:</b>	\$14.50 NNN
<b>Address:</b>	4821 Wheaton Drive, Fort Collins, Colorado 80525
<b>Parcel:</b>	8606212001
<b>Parking Ratio:</b>	2.5 spaces/1,000 SF
<b>Zoning:</b>	HC (Harmony Corridor)
<b>Site Square Footage:</b>	42,218 (.96 acres)
<b>Building Square Footage:</b>	16,847 SF
<b>Tenant Count:</b>	Vacant Upon Sale
<b>Year of Construction:</b>	1987
<b>Remodeled:</b>	2002



# AREA OVERVIEW



# AREA OVERVIEW



Horsetooth Reservoir  
& Lory State Park

HARMONY RD

LEMAY AVE



FIRST  
WATCH



4821  
Wheaton  
Dr.

WHEATON DR.

OAKRIDGE DR.

# PROPERTY INFORMATION

## Utilities

Utility	Provider	Meter
Electric	City of Fort Collins	Single
Gas	Xcel Energy	Single
Water	City of Fort Collins	Single
Sewer	City of Fort Collins	Single
Internet	Comcast	

## Systems

Heating & Cooling	Packaged rooftop units
Hot Water Supply	Hot water heaters serving individual hot water demand
Electric	240 volt / 600 amps

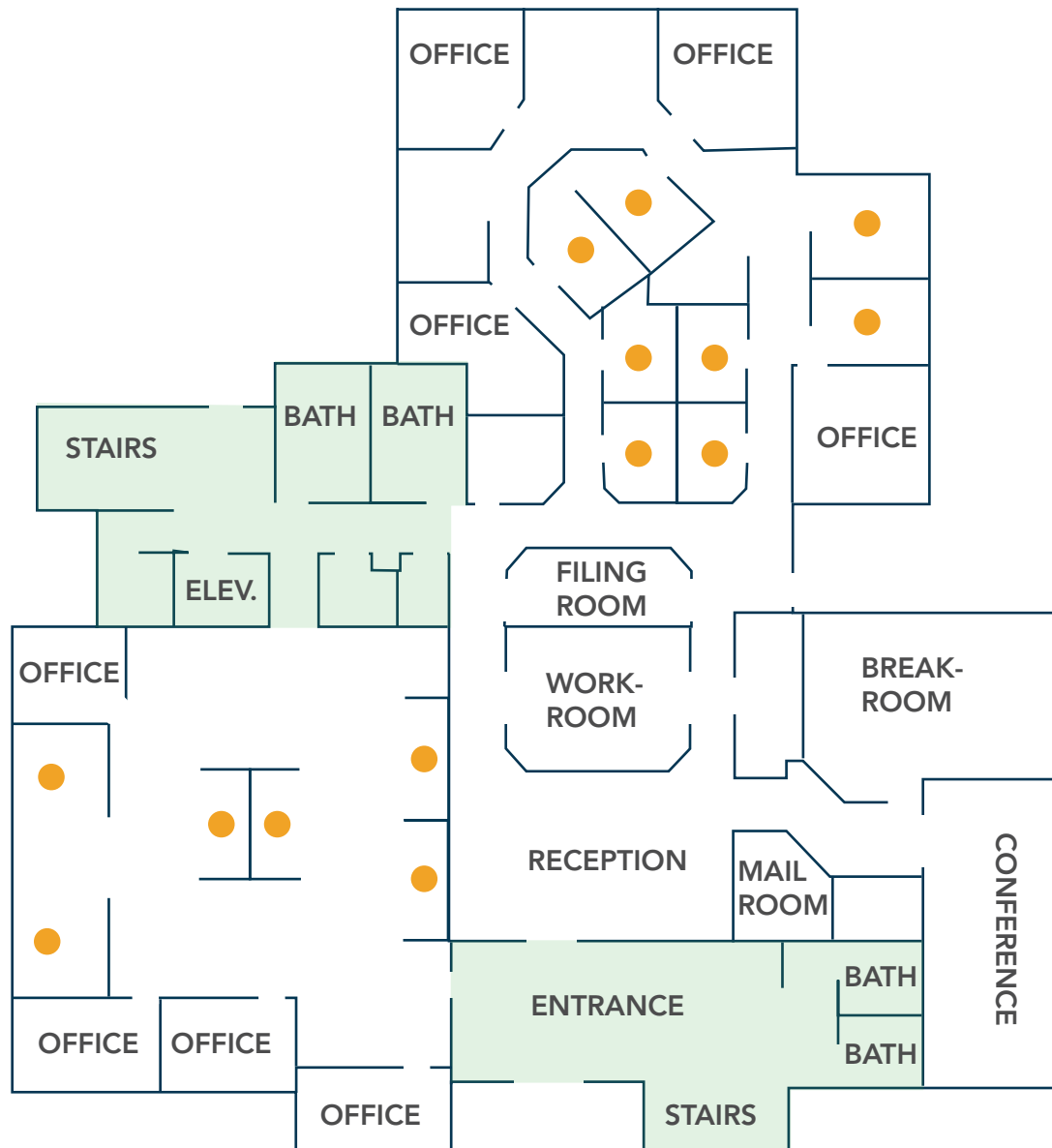
## Construction

Foundation	Slab on Grade
Structure	Steel - Brick Facade
Roof	Membrane - 2016



# MAIN LEVEL FLOORPLAN

● - WORK STATIONS

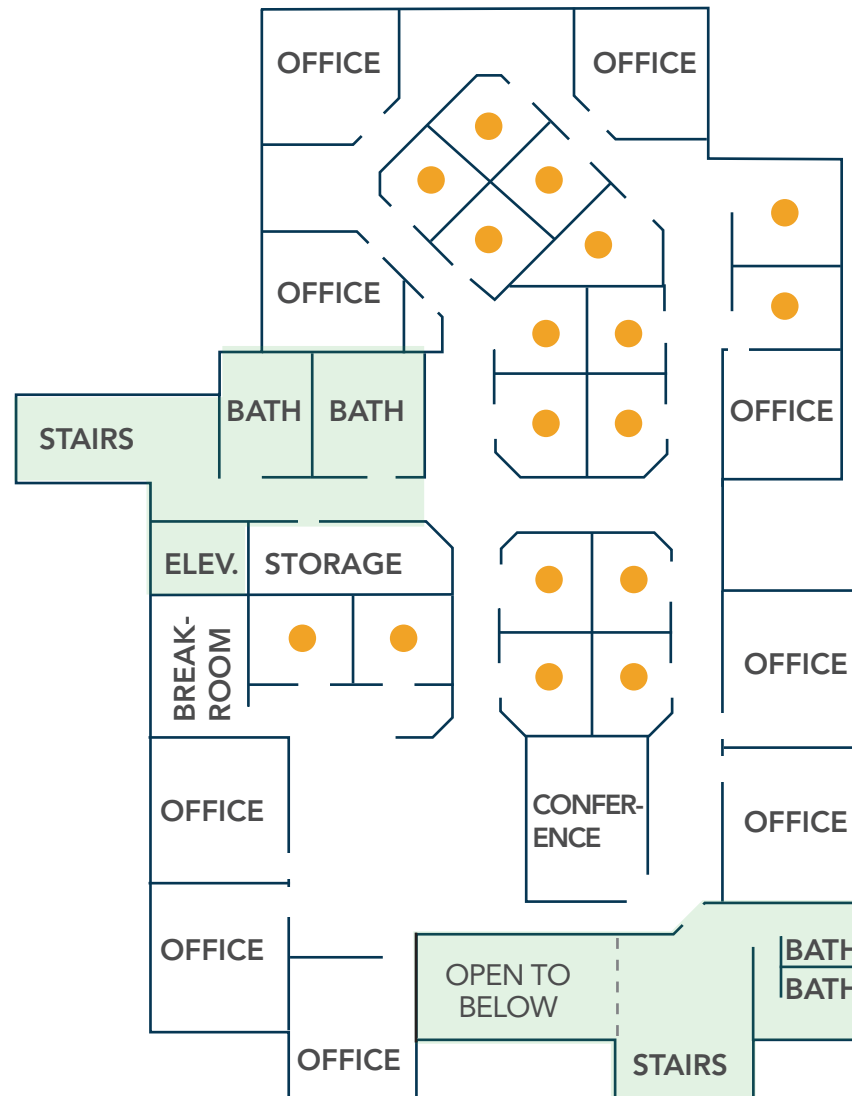


**USABLE SF: 7,306**  
**COMMON SF: 1,691**  
**RENTABLE SF: 8,997**

*\*Square footages are approximate.  
Subject to final measure*

# 2ND LEVEL FLOORPLAN

● - WORK STATIONS



**USABLE SF: 6,455**  
**COMMON SF: 1,395**  
**RENTABLE SF: 7,850**

*\*Square footages are approximate.  
Subject to final measure*

# 2023 OPERATING BUDGET

4821 WHEATON DRIVE			
Total Rentable SQ FT	16,847		
	Annual	Monthly	\$/SF
Landscaping Maintenance & Snow Removal	\$14,000	\$1,167	\$0.83
Janitorial	\$23,000	\$1,917	\$1.36
Elevator, HVAC, Pest Control, etc.	\$8,000	\$667	\$0.47
Utility Expense	\$33,000	\$2,750	\$1.95
Property Insurance	\$10,700	\$892	\$0.63
Property Taxes	\$83,815	\$6,985	\$4.97
Association Fees	\$ 2,000	\$167	\$0.11
<b>TOTAL OPERATING EXPENSE</b>	<b>\$174,515</b>	<b>\$14,545</b>	<b>\$10.32</b>

# MARKET OVERVIEW



**Ranked #1 Best Place to  
Live in America in 2020  
by Livability**



**Ranked #2 Best City for  
Remote Workers in 2021  
by ApartmentList**



**Ranked #3 Best in College  
College Towns to Live in  
Forever by CollegeRanker**



Enjoy activities, beautiful lodging and more at Horsetooth Reservoir, one of Colorado's most scenic outdoor paradises located only minutes from Fort Collins



Home to over 20 craft breweries, Fort Collins produces over 70% of Colorado's craft beer and 7% of all craft beer in the United States



Colorado State University consistently ranks as one of the top educational institutions in the country, and brings many visitors to Fort Collins

# LOCAL ECONOMY

## Thriving, diverse local economy with high paying jobs and a stable, growing work force

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal government.
- Key employers in Fort Collins include Colorado State University, Poudre School District, University of Colorado Healthcare Systems, Woodward Governor, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

## Fort Collins Top 10 Employers

Colorado State University	8,400
University of Colorado Health	5,400
Poudre R-1 School District	4,500
City of Fort Collins	2,100
Larimer County	2,000
Broadcom (Avago Technologies)	1,200
Woodward, Inc	1,200
King Soopers (Dillon Companies Inc)	910
Otter Products	880
Employment Solutions	730

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports



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REAL ESTATE

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**JAKE ARNOLD**  
(970) 294-5331  
[jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

*Please contact Josh Guernsey and Jake Arnold for property, financials and sales price details.*

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