

1006 LUKE STREET
FORT COLLINS, CO 80524



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REAL ESTATE

SALE OR LEASE

Building Size

3,134 SF

Lot Size

0.67 Acres
(29,185 SF)

Sale Price

\$600,000

Lease Rate

\$14.00 / SF NNN

NNN Rate

\$8.79 / SF
estimate

PROFESSIONAL MEDICAL OFFICE SPACE LOCATED NEXT TO POUDRE VALLEY HOSPITAL

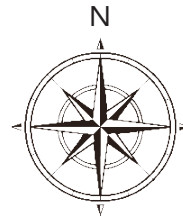
- Single Building Medical Office Space with 15 Single Office / Exam Rooms, Nicely Finished Waiting and Reception Area, Large Basement Storage, and Mature Landscaping
- Great Location with Quick Access to Poudre Valley Hospital, Single and Multi-Family Housing, and Restaurants
- Abundance of Parking



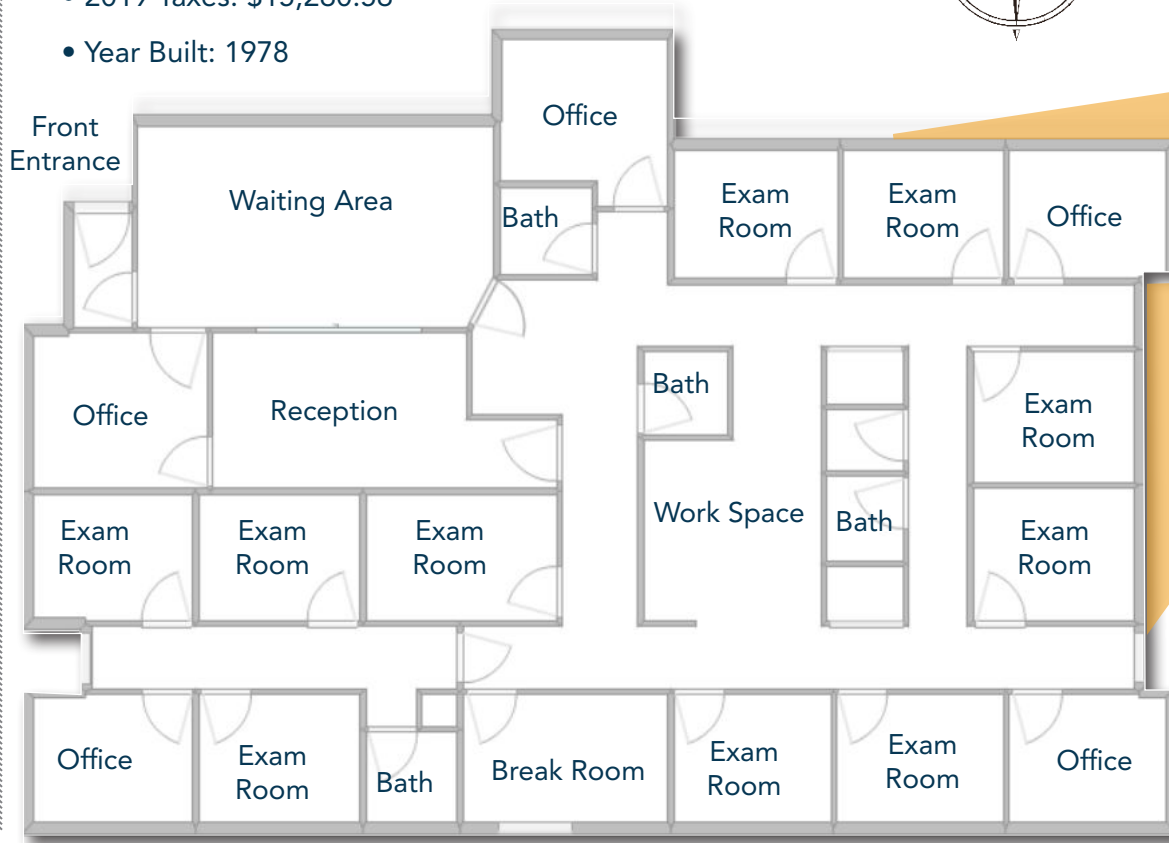
FLOOR & SITE PLAN

Elizabeth Street

- 5 Private Offices
- 10 Exam Rooms with Sinks and Storage Cabinets
- 4 Restrooms
- Forced Heating and Air Conditioning
- 2019 Taxes: \$15,260.56
- Year Built: 1978



Luke Street



ELIZABETH STREET

LUKE STREET



• 5 Mile Demographics

2020 Population:	175,338
Population Growth 2020-2025:	+6.85%
Average Age:	36
2020 Total Households:	70,981
Household Growth 2020-2025:	+6.98%



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

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

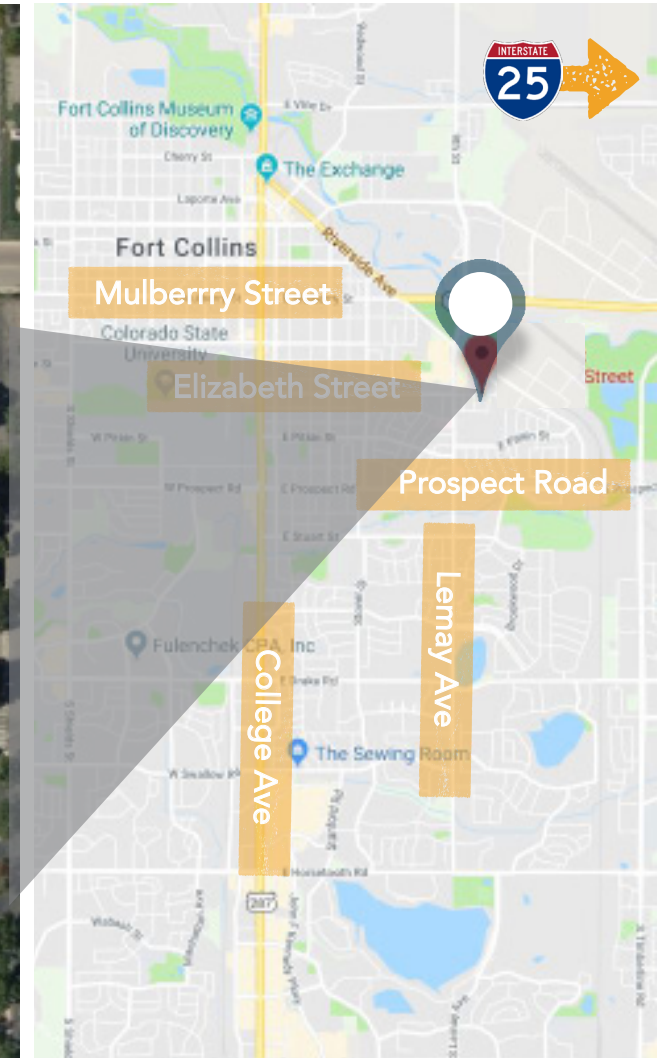
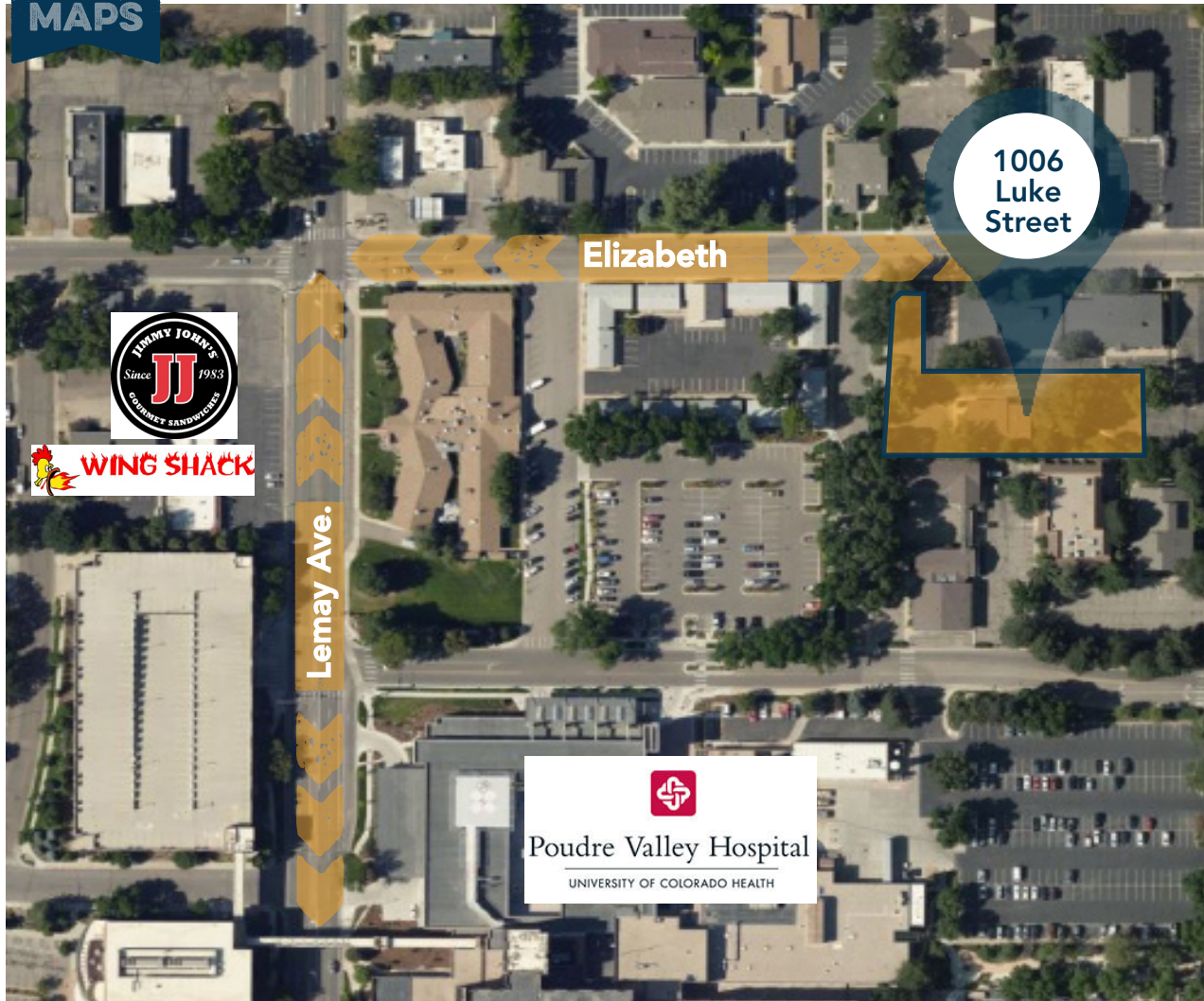
NICK NORTON / JAKE ARNOLD

PROPERTY PHOTOS



1006 LUKE STREET

AREA MAPS



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CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

