



4821 WHEATON DR.
FORT COLLINS, CO 80524

OFFERING MEMORANDUM
Available for Sale & Lease



KEY INVESTMENT HIGHLIGHTS



16,256 SF Office Building



Surrounded by Amenities:
Food, Fitness & Convenience



Sale Price: \$3,495,000 (Price per SF: \$215)
Lease Rate: \$14.50 NNN



Seller Financing Available



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.



TABLE OF CONTENTS

04	EXECUTIVE SUMMARY
05	AREA OVERVIEW
08	PROPERTY INFORMATION
09	FLOOR PLANS
12	OPERATING BUDGET
13	MARKET OVERVIEW

CONTACTS

JAKE ARNOLD
(970) 294-5331
jarnold@waypointre.com

JOSH GUERNSEY
970-218-2331
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.

Price:	\$3,495,000
Price/SF:	\$215.00
Lease Rate:	\$14.50 NNN
Address:	4821 Wheaton Drive, Fort Collins, Colorado 80525
Parcel:	8606212001
Parking Ratio:	2.5 spaces/1,000 SF
Zoning:	HC (Harmony Corridor)
Site Square Footage:	42,218 (.96 acres)
Building Square Footage:	16,256 SF
Tenant Count:	Vacant Upon Sale
Year of Construction:	1987
Remodeled:	2002



AREA OVERVIEW



4821
Wheaton
Dr.

WINDSOR

GREELEY

FORT COLLINS



NORTHERN COLORADO
REGIONAL AIRPORT



LOVELAND



LONGMONT



DENVER
INTERNATIONAL
AIRPORT



BOULDER

DENVER

DISTANCES

I-25	3 mi
COLORADO STATE UNIVERSITY	5 mi.
DOWNTOWN FORT COLLINS	6 mi.
NEW BELGIUM BREWERY	7 mi.
N. COLORADO REGIONAL AIRPORT	9 mi.
CHEYENNE	49 mi.
DENVER	55 mi.
DENVER INTERNATIONAL AIRPORT	73 mi.

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

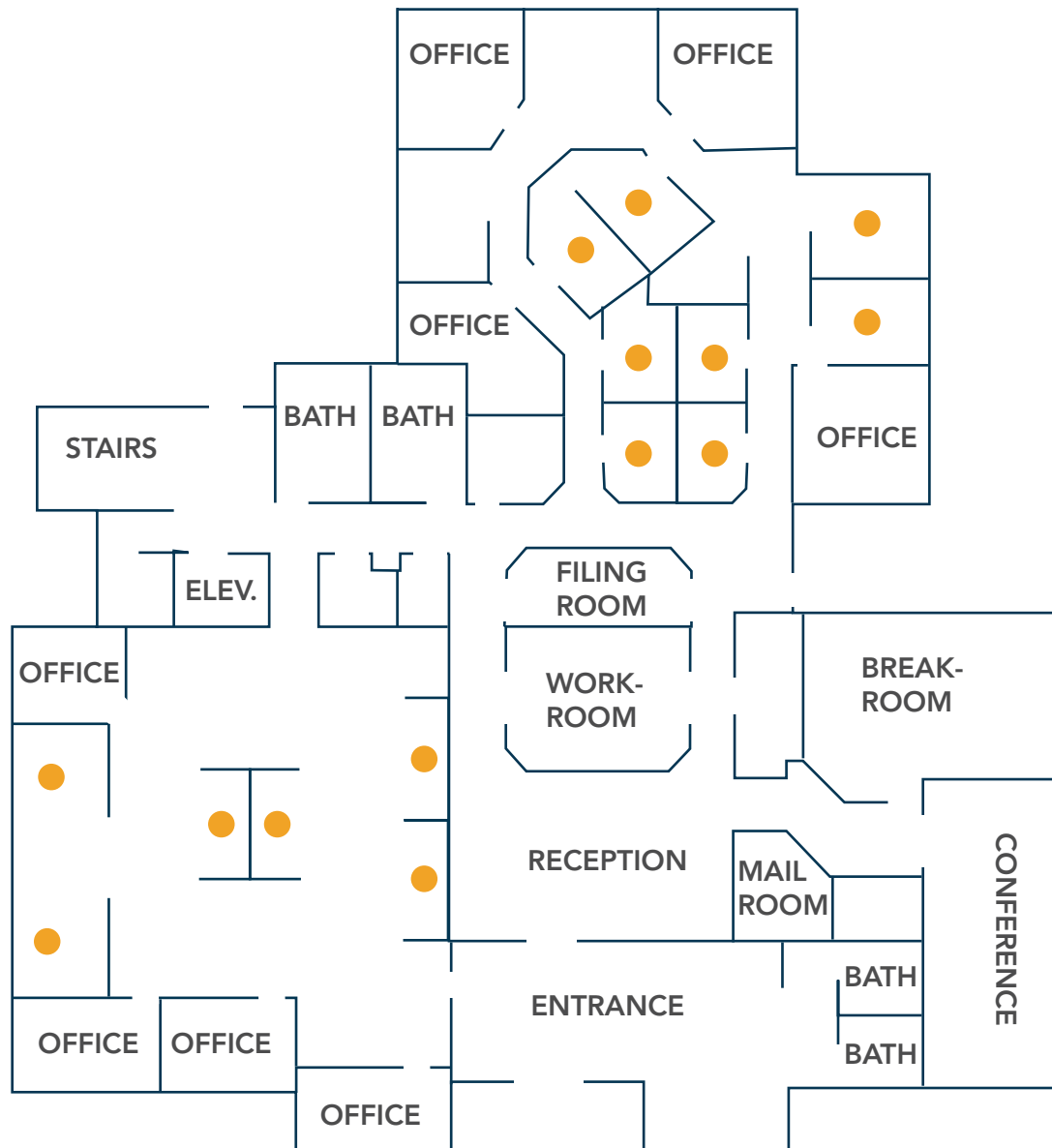
Construction

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



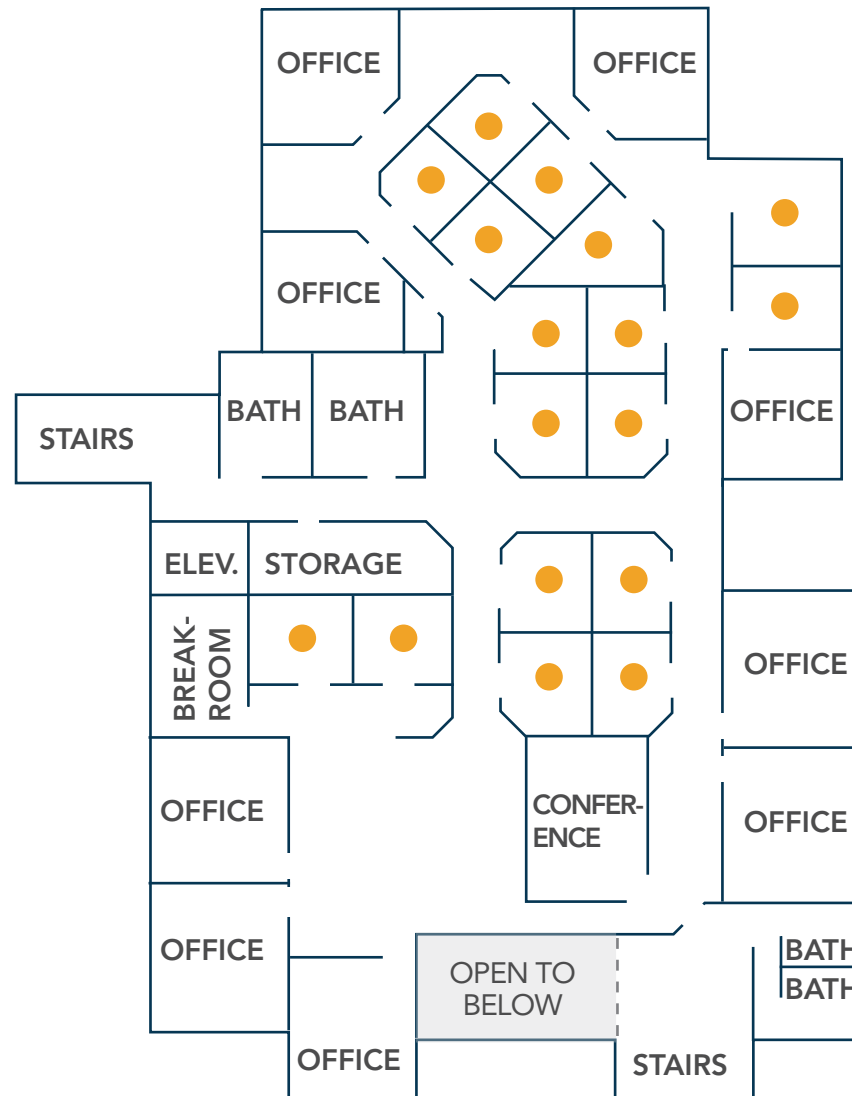
MAIN LEVEL FLOORPLAN

● - WORK STATIONS



2ND LEVEL FLOORPLAN

● - WORK STATIONS



2023 OPERATING BUDGET

4821 WHEATON DRIVE			
Total Rentable SQ FT	16,256		
	Annual	Monthly	\$/SF
Landscaping Maintenance & Snow Removal	\$14,000	\$1,167	\$0.86
Janitorial	\$23,000	\$1,917	\$1.14
Elevator, HVAC, Pest Control, etc.	\$8,000	\$667	\$0.49
Utility Expense	\$33,000	\$2,750	\$2.03
Property Insurance	\$ 10,700	\$892	\$0.66
Property Taxes	\$83,815	\$6,985	\$5.16
Association Fees	\$ 2,000	\$167	\$0.12
TOTAL OPERATING EXPENSE	\$174,515	\$14,545	\$10.46

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



waypoint
REAL ESTATE

4821 WHEATON DR.
FORT COLLINS, CO 80524



CONTACTS



JOSH GUERNSEY
970-218-2331
jguernsey@waypointRE.com



JAKE ARNOLD
(970) 294-5331
jarnold@waypointRE.com

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

© 2022 Waypoint Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.