

Sale Details:**Lease Details:****Building Size:** 11,120 SF**Suite 100:** 8,085 SF**Sale Price:** \$2,625,000
(\$236.00/SF)**Lease Rate:** \$17.50/SF NNN**NNN Rate:** \$13.03/SF
(2023 estimate)*OFFICE BUILDING WITH MODERN FINISHES CENTRALLY LOCATED IN FORT COLLINS*

- Building consists of 34 offices, 3 conference rooms, breakrooms, workrooms, reception area, outdoor patio and private restrooms
- Building and Monument Signage
- Centrally located in Fort Collins
- Ample Parking



SITE PLAN



PROPERTY INFORMATION

Price:	\$2,625,000
Price/SF	\$236.00/SF
Address:	1109 Oak Park Drive, Fort Collins, CO
Parcel:	8606238002
Parking:	36 Spaces + Street Parking
Zoning:	Highway Commercial (CH)
Site Square Footage:	1.05 acres
Building Square Footage:	11,120 SF
Tenant Count:	1
Year Built:	2001
Year Renovated:	2007
Roof Age:	2018

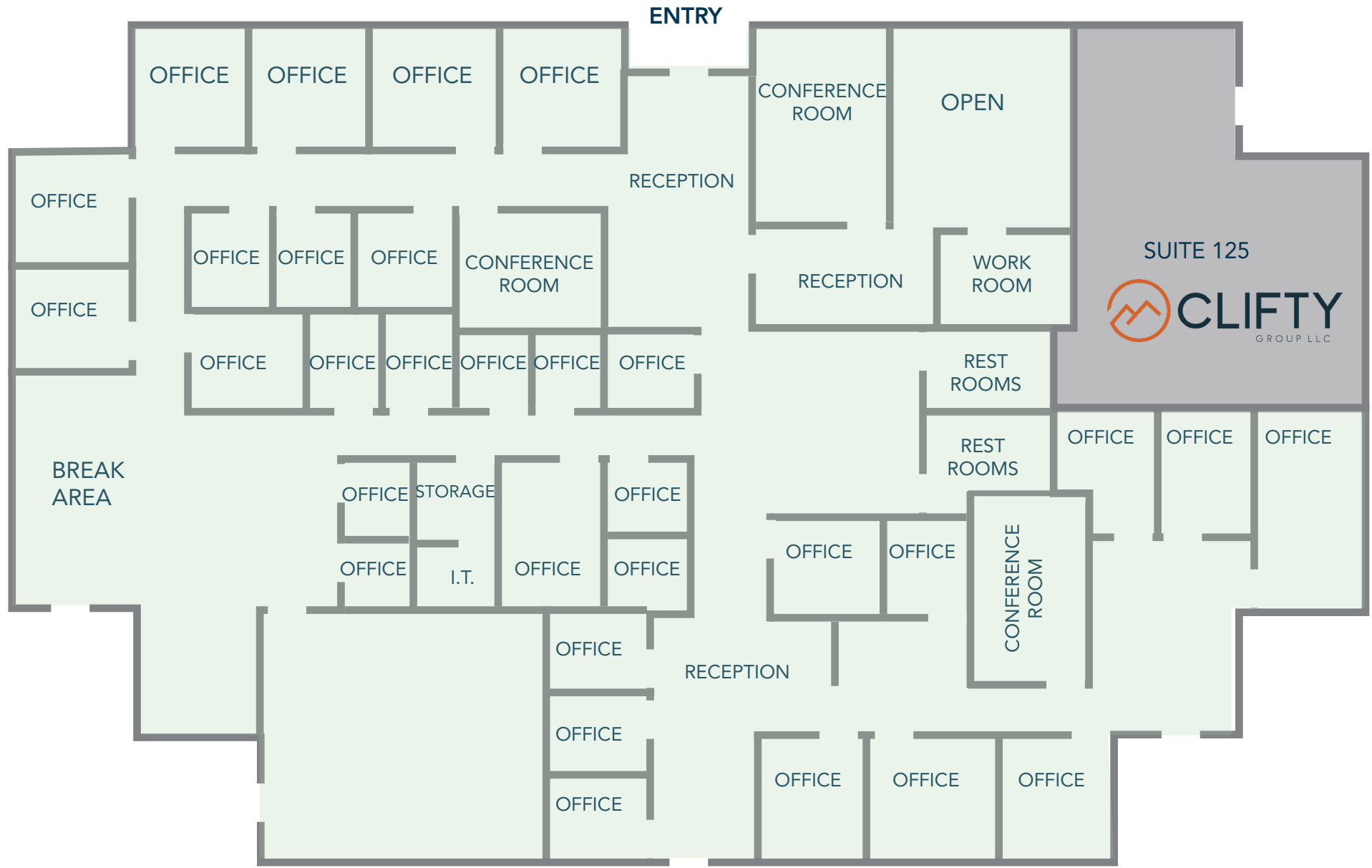


SUITE 100

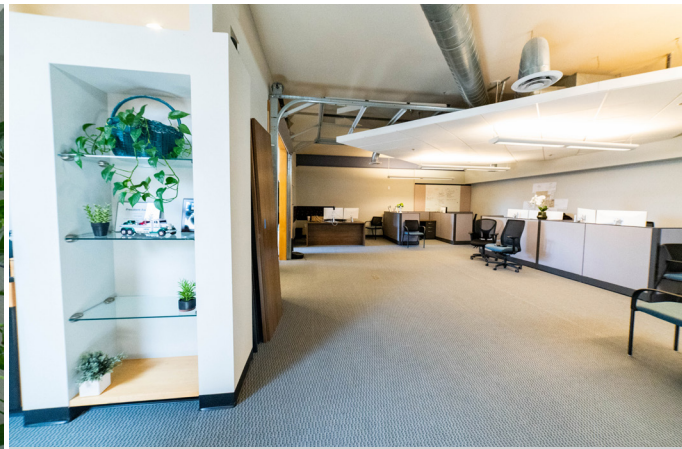


SUITE 100 FLOOR PLAN

OAK PARK DRIVE



SUITE 125 PHOTOS

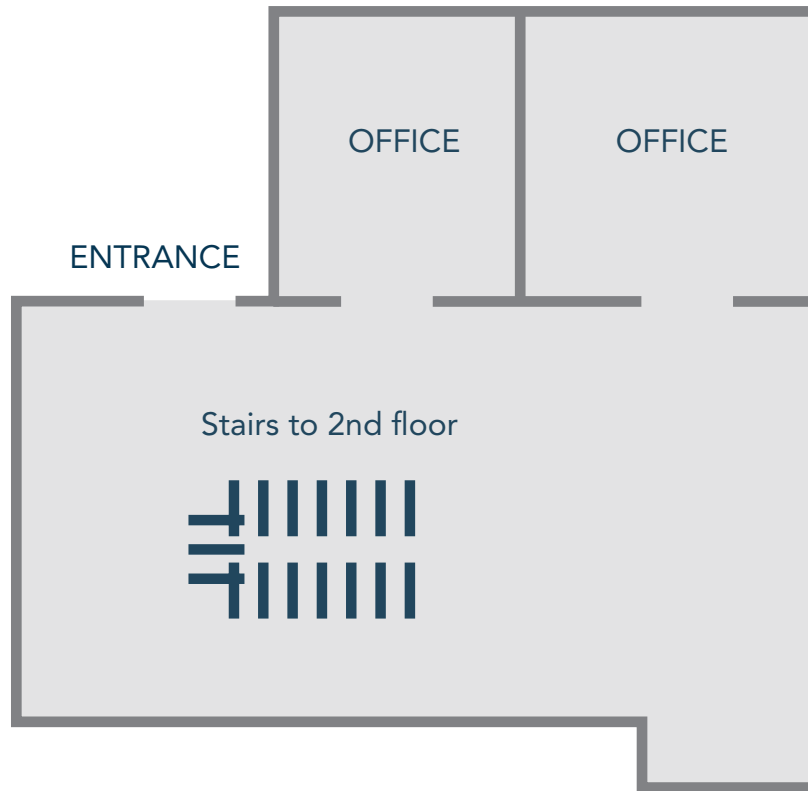


SUITE 125 FLOOR PLAN

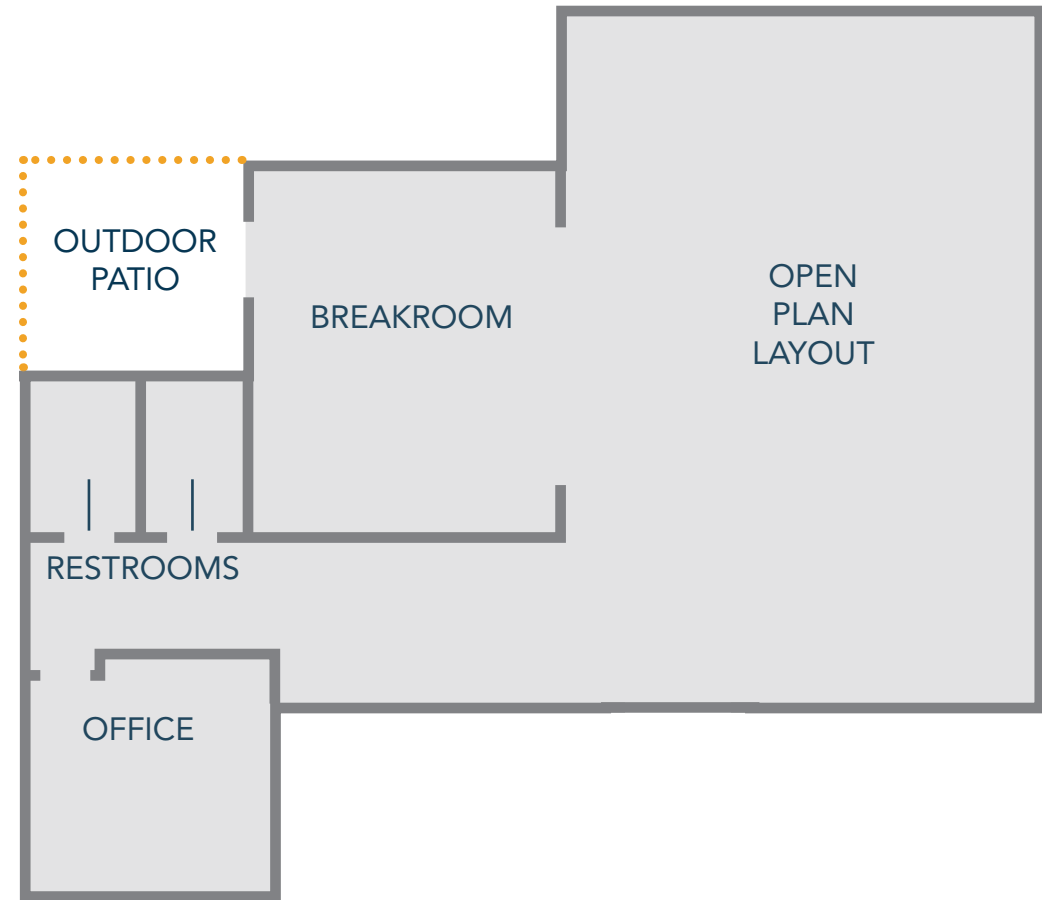


OAK PARK DRIVE

1ST FLOOR



2ND FLOOR





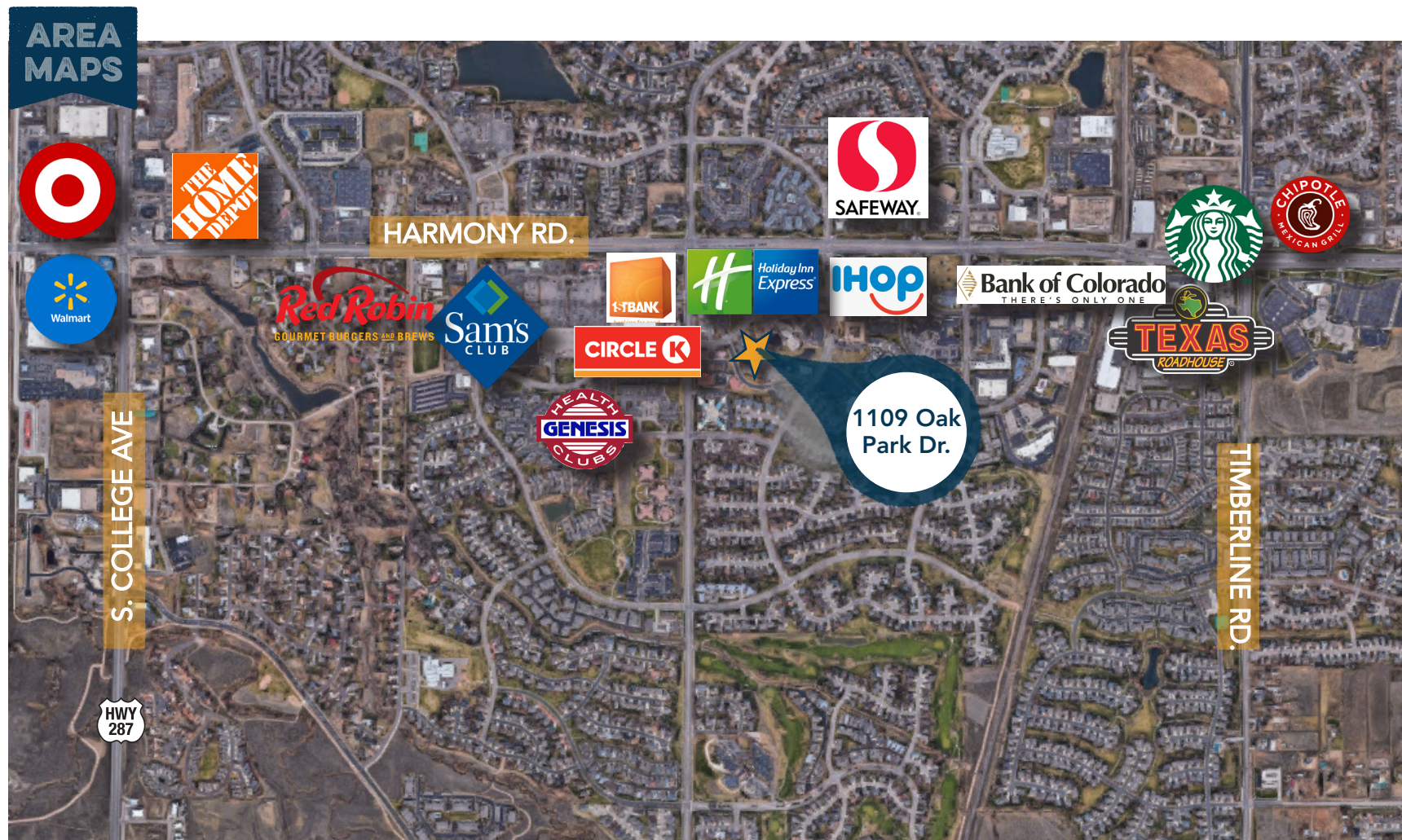
Clifty Group, LLC
Unit 125
(3,035 SF)
Oil & Gas Company

"As a team of dedicated professionals focused on the oil & gas industry, Clifty Group, LLC combines decades of construction experience offering solutions to our clients across the country. Whether installing large or small diameter pipe, providing maintenance & integrity services, or complete fabrication solutions, we are committed to providing the best customer service and quality products for our clients, employees, and the communities where we work."

<http://www.cliftygroup.com/>

Tenant Entity	Clifty Group, LLC
Security Deposit	\$5,771.00
Lease Commencement	6/1/23
Lease Expiration	5/31/25
Lease Structure	NNN
Parking	Shared Parking





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