



Building Size

23,979 SF

Sale Price

\$4,160,000

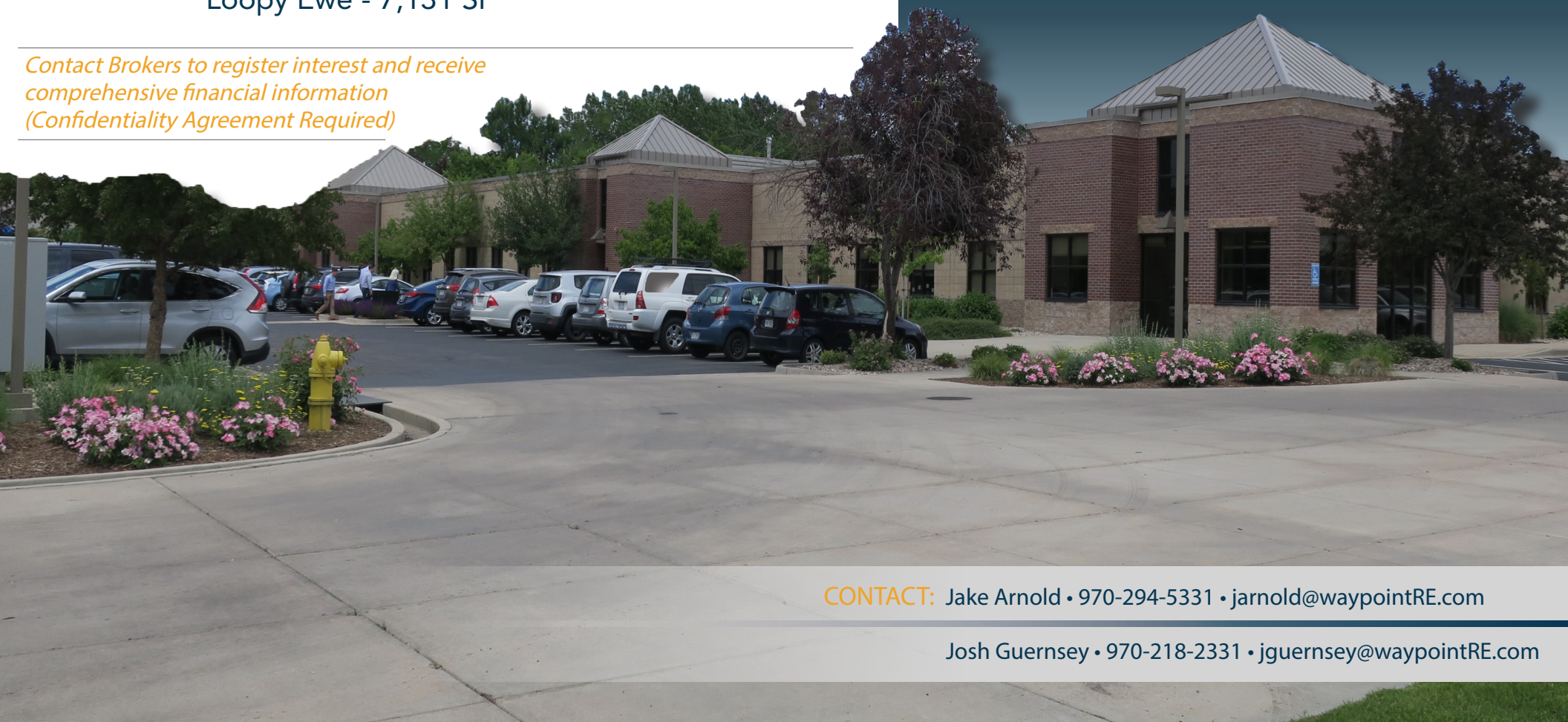
Price / SF

\$174.00

- Net Operating Income \$280,802
(Annualized September 1, 2020 - August 31, 2021)
- 6.75% In-Place CAP Rate
- 100% Occupied:
 - SummitStone Health Partners - 16,848 SF
 - Loopy Ewe - 7,131 SF

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

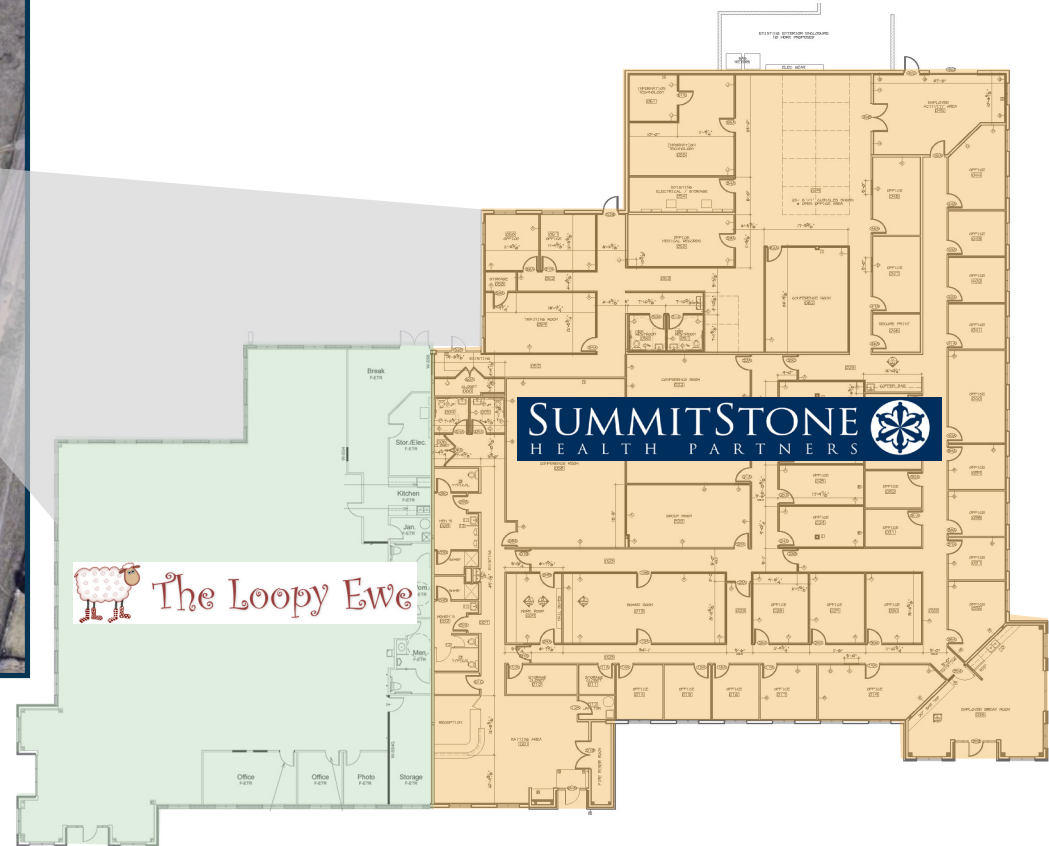
**4856 INNOVATION DRIVE
FORT COLLINS, CO 80525
100% NET LEASED INVESTMENT**



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SITE PLAN - FLOOR PLAN



PORTFOLIO / ASSEMBLAGE OPPORTUNITY

- 4868 Innovation Drive
- 19,443 SF
- 100% Occupied - Golden Peak Media
- \$3,574,000 (6.75% Cap Rate)

CURRENT TENANTS:



The Loopy Ewe

SUMMITSTONE
HEALTH PARTNERS



BUILDING SPECIFICATIONS

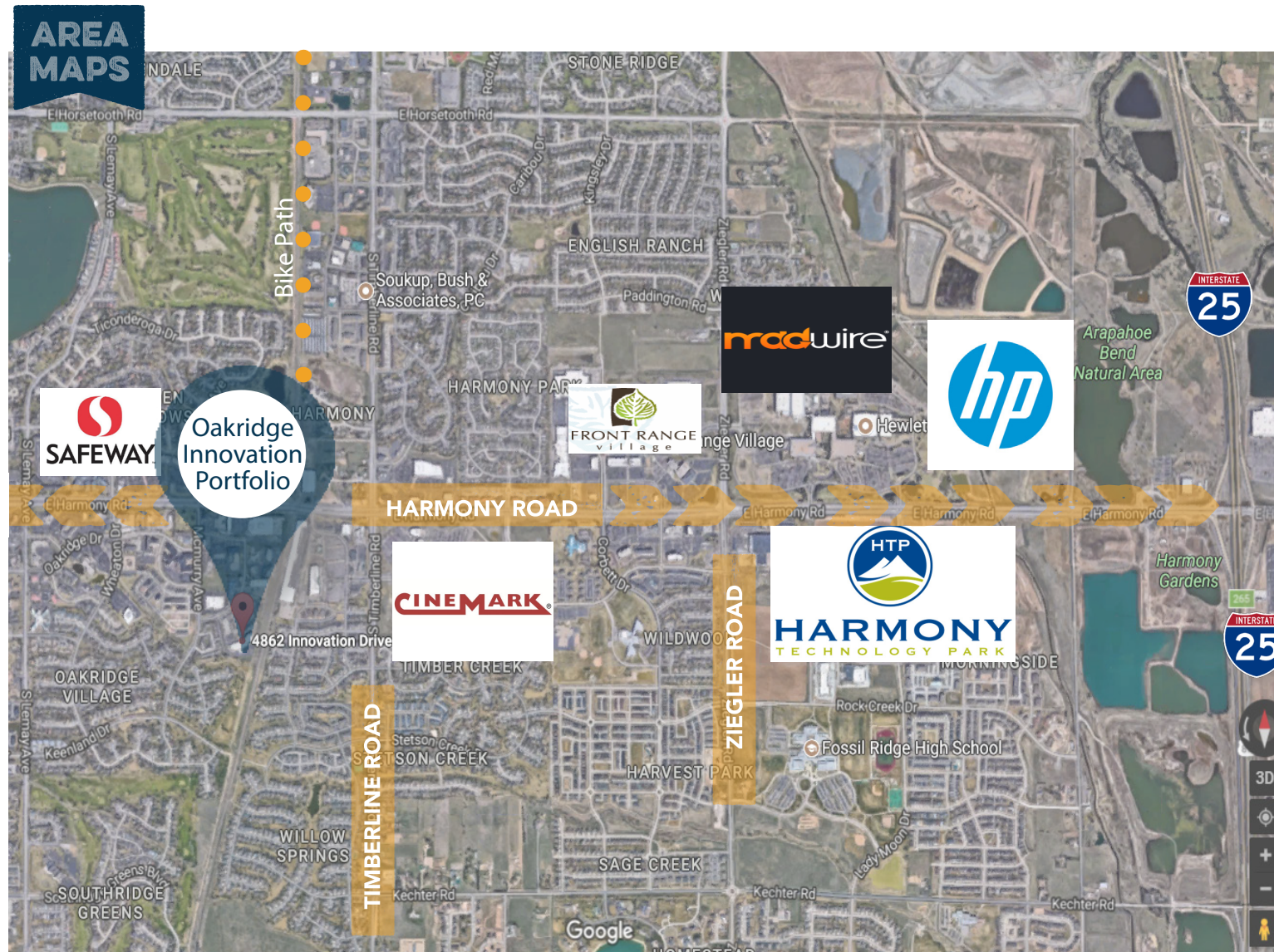


BUILDING INFORMATION

- 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



4856 INNOVATION DRIVE



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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