



**1109 OAK PARK DR.**  
**FORT COLLINS, CO**

## 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





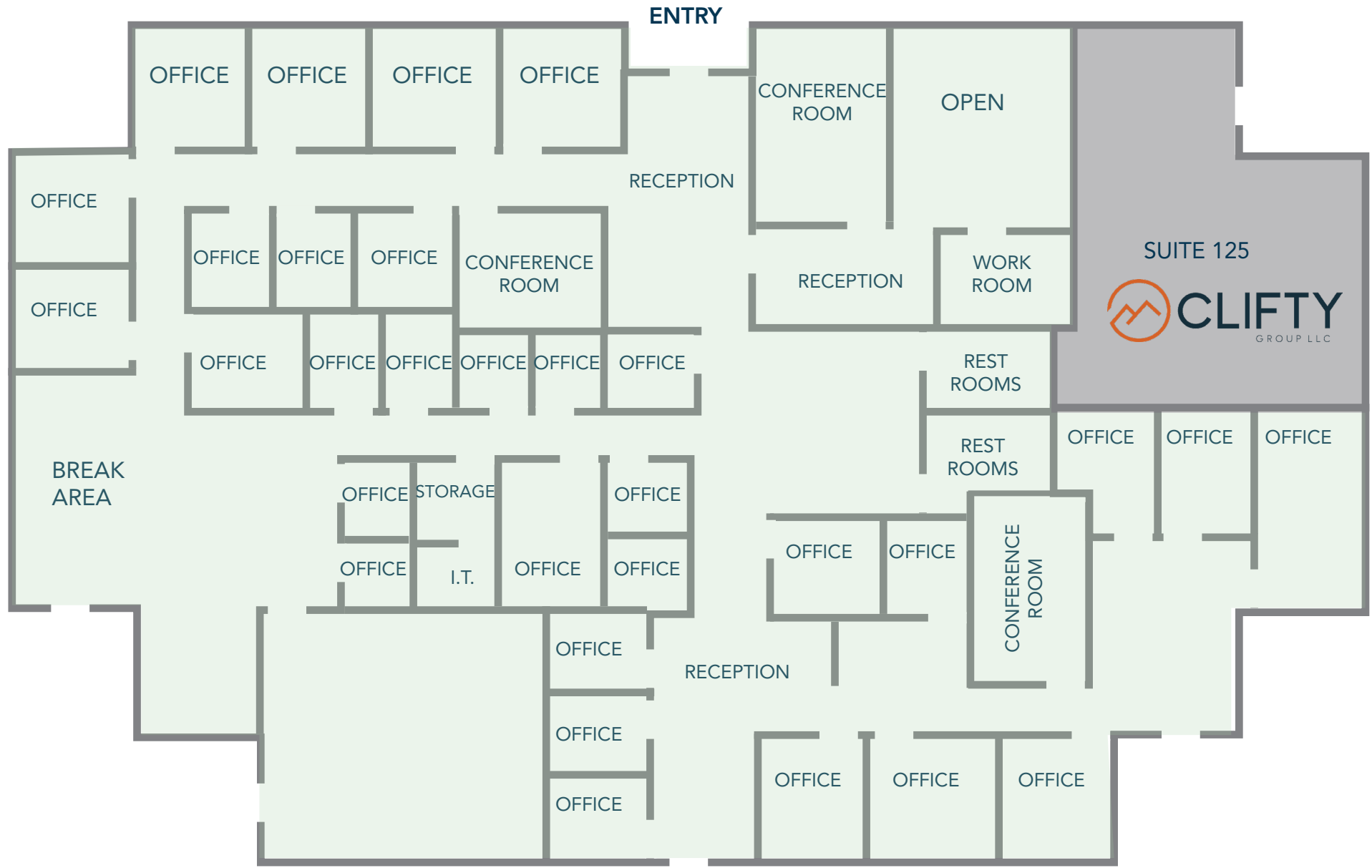
# SUITE 100





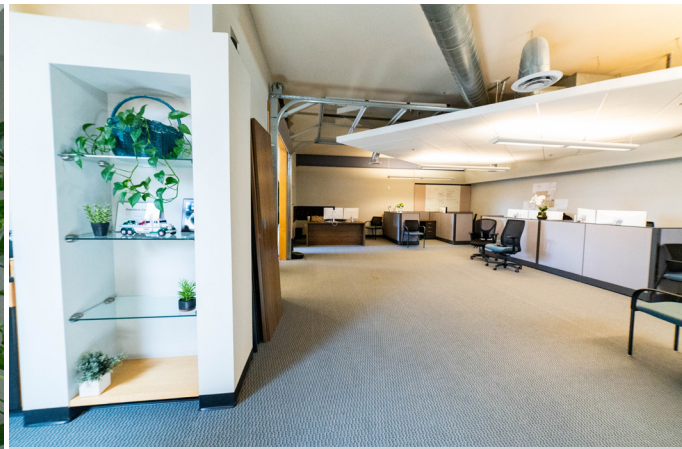
# SUITE 100 FLOOR PLAN

OAK PARK DRIVE





# SUITE 125 PHOTOS



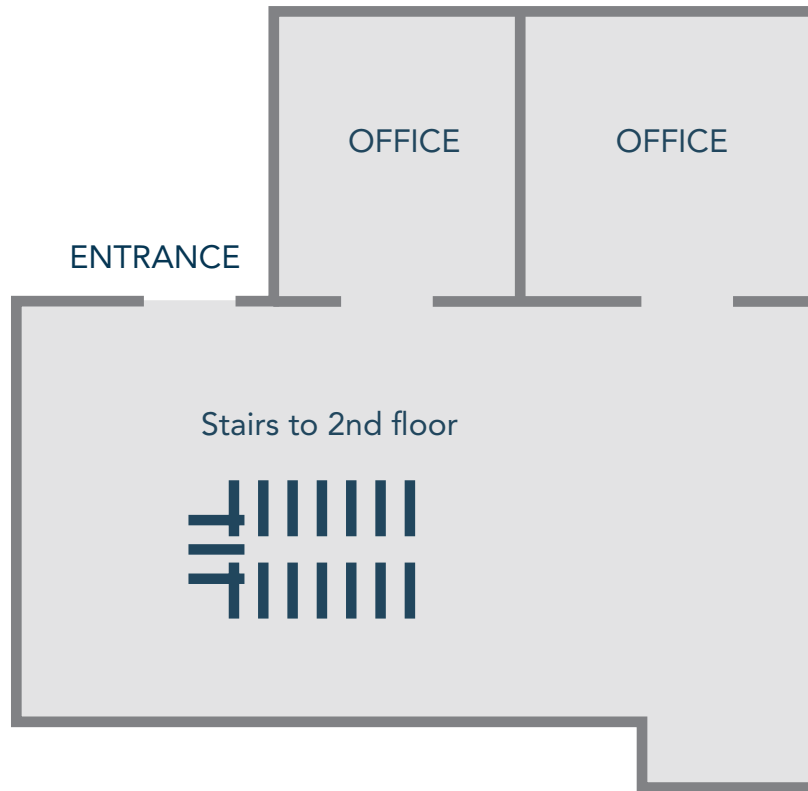


# SUITE 125 FLOOR PLAN

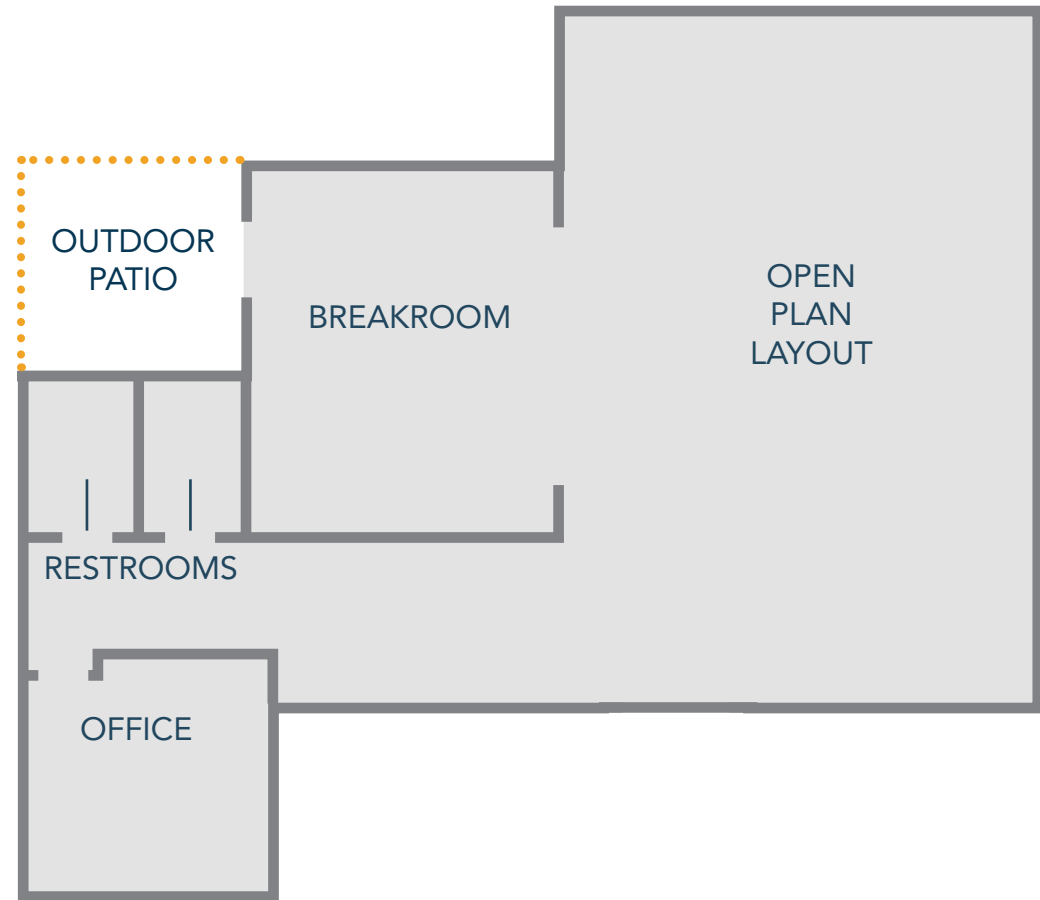


OAK PARK DRIVE

## 1ST FLOOR



## 2ND FLOOR







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

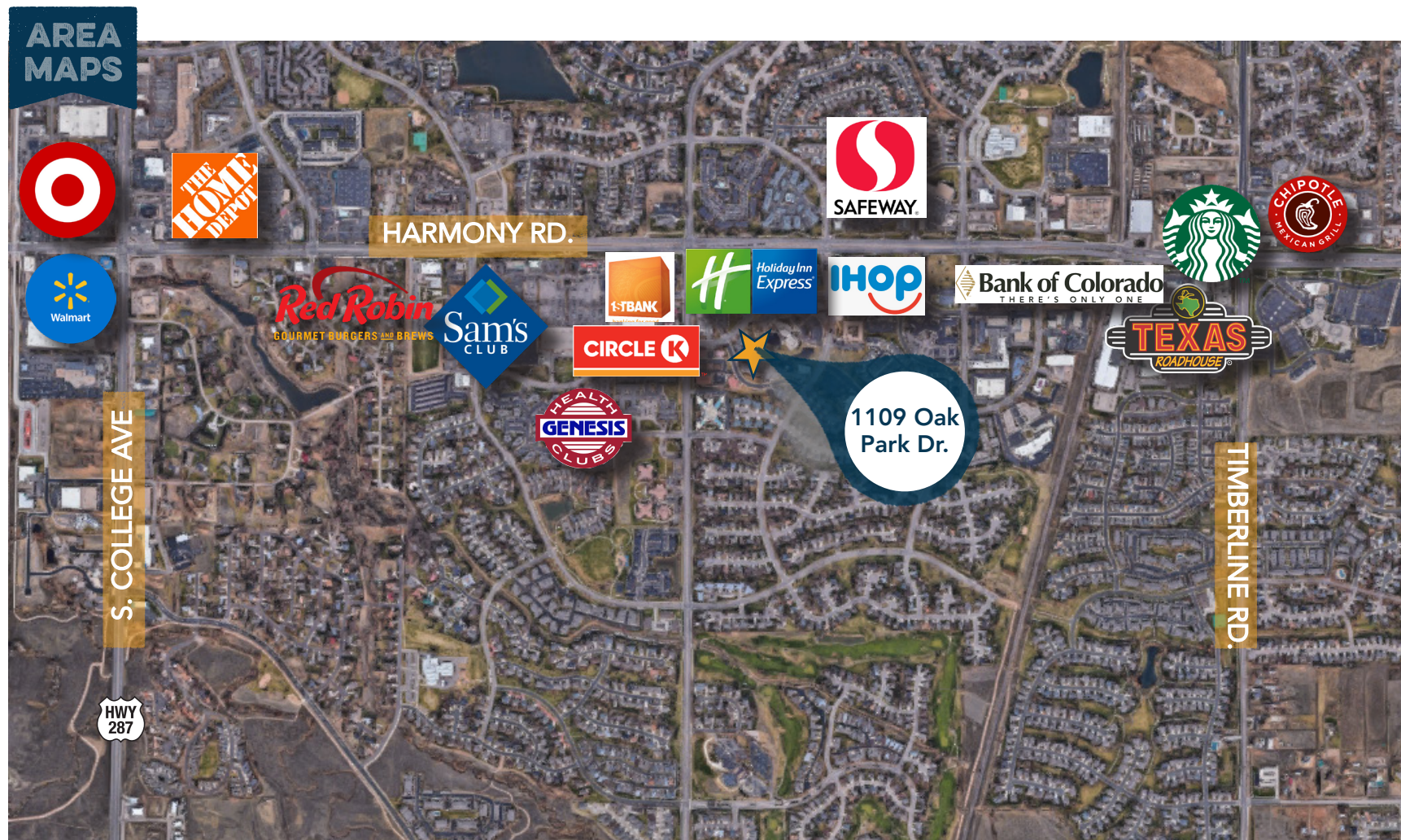
"As a team of dedicated professionals focused on the oil & gas industry, Clifty Group, LLC combines decades of construction experience offering solutions to our clients across the country. Whether installing large or small diameter pipe, providing maintenance & integrity services, or complete fabrication 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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