

OFFERING MEMORANDUM

Available for Sale & Lease

Entire Building or Condo Sales



KEY INVESTMENT HIGHLIGHTS



Up to 16,847 SF Office Building
Smaller Condos Available



Entire Building Sale Price: \$2,945,000
(Price per SF: \$174.80)
Lease Rate: \$13.95 NNN



Surrounded by Amenities:
Food, Fitness & Convenience



Seller Financing Available

CONDO SALES AVAILABLE

Commercial Condos for Sale by Floor
1st Floor: (8,997 SF) : \$1,574,475
2nd Floor (7,850 SF) : \$1,373,750

Contact Broker for More Information



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 |

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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: \$2,945,000 (Entire Building) ; Condo Sales Starting at \$1,373,750

Price/SF: \$174.80 (Entire Building) ; \$175 (Condos)

Lease Rate: \$13.95 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: 16,847 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
AIPIORT



BOULDER

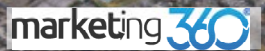
DENVER

| 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



4821
Wheaton
Dr.



HARMONY CORRIDOR

HARMONY CORRIDOR



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 |

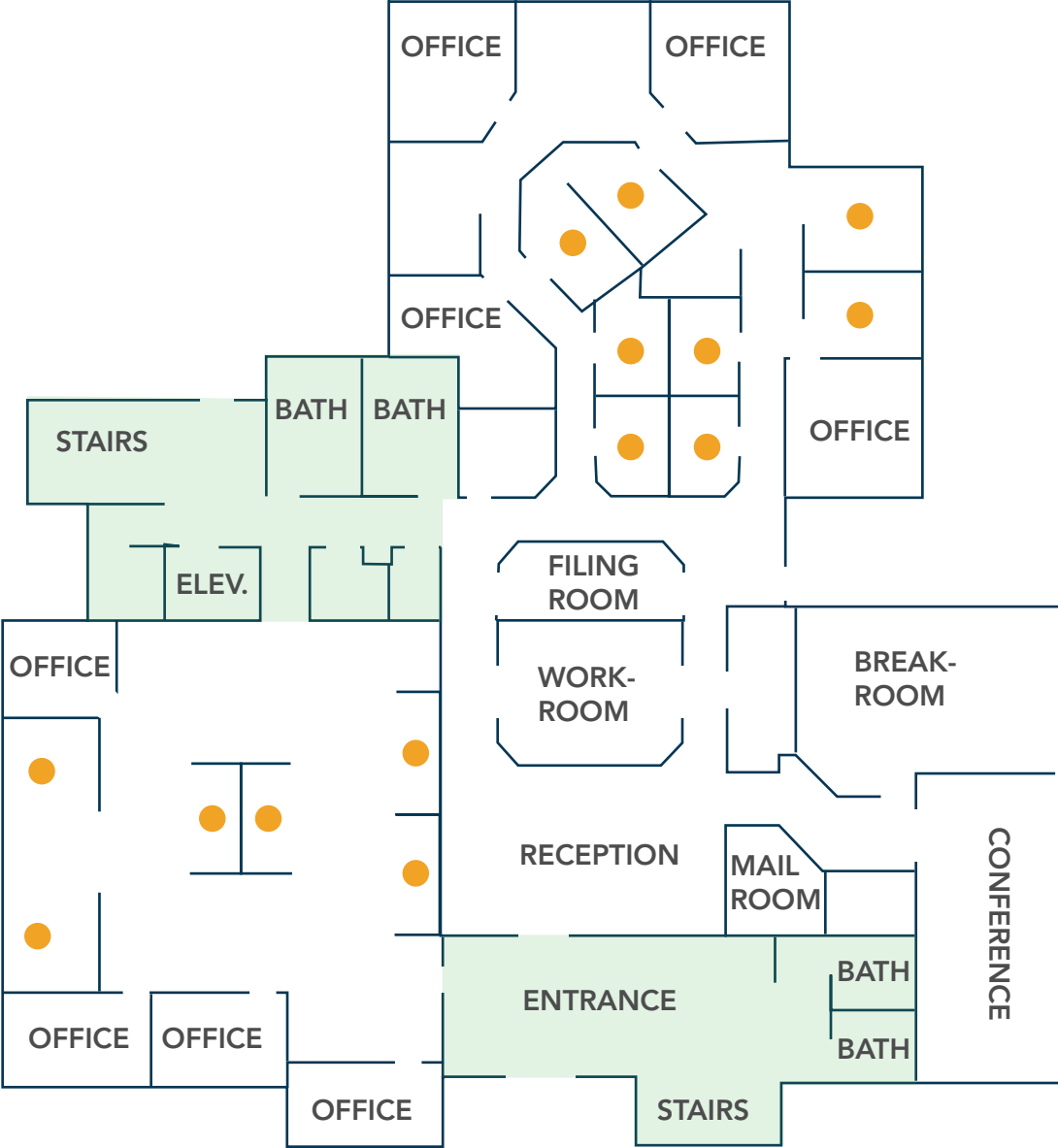
Construction

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



MAIN LEVEL FLOORPLAN

● - WORK STATIONS

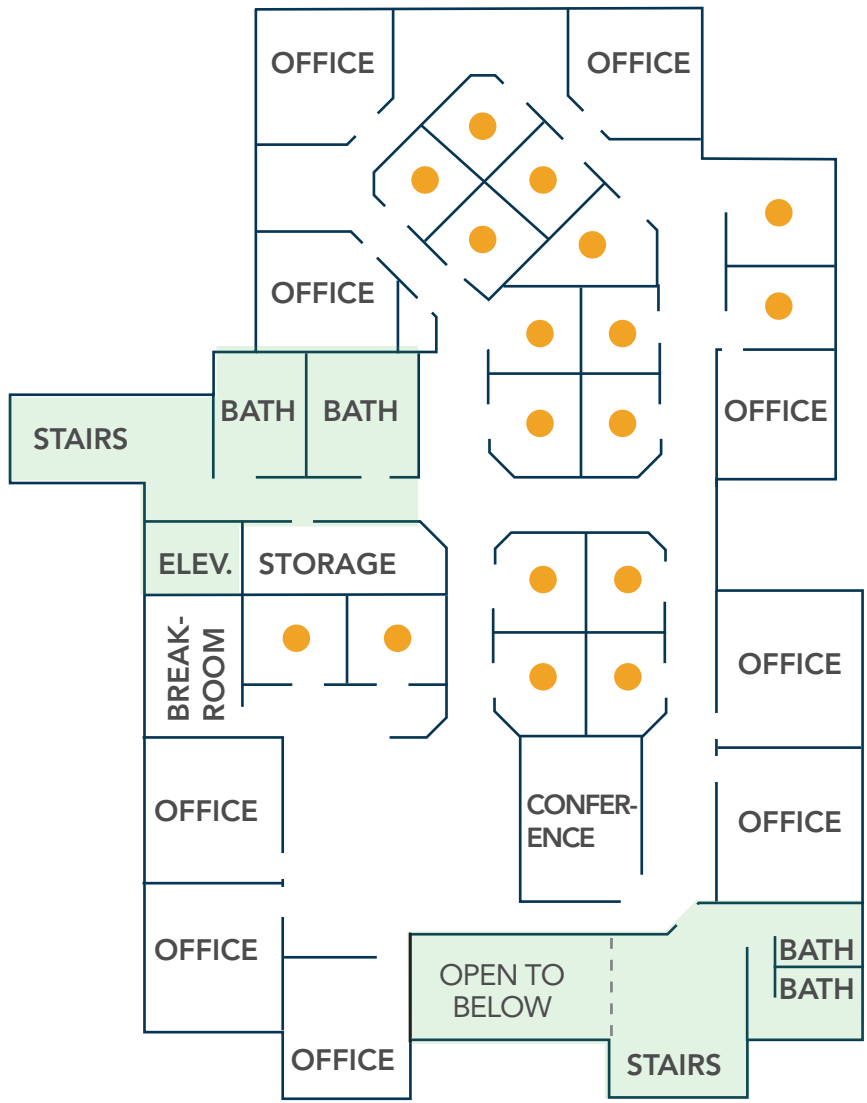


USABLE SF: 7,306
COMMON SF: 1,691
RENTABLE SF: 8,997

**Square footages are approximate.
Subject to final measure*

2ND LEVEL FLOORPLAN

● - WORK STATIONS



USABLE SF: 6,455
COMMON SF: 1,395
RENTABLE SF: 7,850

**Square footages are approximate.
Subject to final measure*

2025 OPERATING BUDGET

| 4821 WHEATON DRIVE | | | |
|--------------------------------|---------------------|--------------------|----------------|
| Total Rentable SQ FT | 16,847 | | |
| | | Monthly | \$/SF |
| Snow Removal/Lawn Maintenance | \$15,297.00 | \$1,274.75 | \$0.91 |
| Pest Control Service | \$2,645.00 | \$220.42 | \$0.16 |
| Fire Alarm Monitoring | \$2,428.00 | \$202.33 | \$0.14 |
| Elevator Maintenance/Testing | \$2,452.00 | \$204.33 | \$0.15 |
| Fire Alarm testing and repairs | \$6,152.00 | \$512.67 | \$0.37 |
| HVAC maintenance and repairs | \$8,204.00 | \$683.67 | \$0.49 |
| Janitorial Service | \$20,977.00 | \$1,748.08 | \$1.25 |
| Electricity and Water | \$2,873.00 | \$239.42 | \$0.17 |
| Trash Removal | \$16,588.00 | \$1,382.33 | \$0.98 |
| Natural Gas | \$135.00 | \$11.25 | \$0.01 |
| Electricity and Water | \$17,575.00 | \$1,464.58 | \$1.04 |
| Trash Removal | \$3,215.00 | \$267.92 | \$0.19 |
| Natural Gas | \$8,111.00 | \$675.92 | \$0.48 |
| Association Fees | \$1,389.00 | \$115.75 | \$0.08 |
| Property Taxes | \$83,291.00 | \$6,940.92 | \$4.94 |
| TOTAL OPERATING EXPENSE | \$191,332.00 | \$15,944.33 | \$11.36 |

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 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 | 730 |
| Employment Solutions | |

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports



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

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