PROFESSIONAL OFFICE FOR SALE OR LEASE

REDUCED SALE PRICE!



1000 Centre Avenue

Fort Collins, CO 80526

6,443 GLSF

LEASE RATE: $24.00/SF NNN

NNN: $10.90/SF (estimated)

SALE PRICE: ~~$1,950,000~~

$1,825,000

HIGHLIGHTS

- Rare stand-alone professional office building in the core of Fort Collins
- Highly desireable mid-town Fort Collins location near Drake Road and Shields Street
- Located in a well managed office park with excellent medical & professional Co-Tenancy
- Near many desireable amenities including parks, retail, restaurants, medical and CSU
- Concrete roof with 20 year warranty
- Well suited for medical or behavioral health tenants - Landlord willing to participate in TI, dependent on lease terms and tenant credit

LC REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

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SITE DETAILS

- **Lot Size:** 0.24 Acres (10,454 SF)
- **Parking:** Approximately 20 surface parking spaces (3.6 spaces per 1,000 SF)
- **Well maintained exterior:** Mature irrigated landscaping and back patio
- **Visibility & Access:** Prominent corner location within the Centre for Advanced Technology Office Park with excellent access from Centre Avenue, Drake Road, and South Shields Street

PROPERTY DETAILS

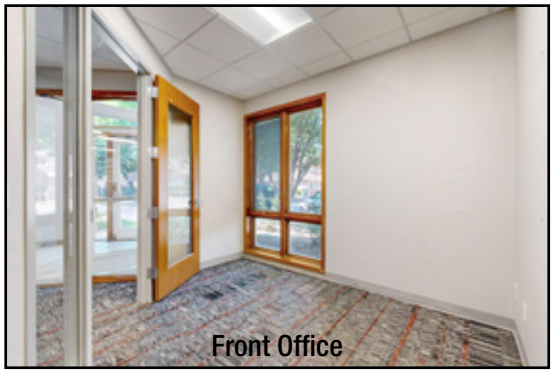
- **Building Size:** 6,443 sf + 1,857 sf basement/storage
- **Year Built:** 1995, with substantial remodel in 2020
- **Construction:** Masonry exterior with concrete tile hip roof
- **Building Configuration:** Single-story professional office on basement and crawlspace
- **Zoning:** Employment (E), permitting many professional office and medical uses
- **Current Occupancy:** 1,643 SF leased MTM; approximately 4,800 SF immediately available for owner occupancy or lease-up
- **Existing Income:** Month-to-month tenant generating $24,600 annually with 30-day termination flexibility
- **Floor Plan Flexibility:** Capable of functioning as a single tenant headquarters facility or being divided into up to three separate suites
- **Conference Facilities:** Three conference rooms supporting executive meetings and team collaboration, with open areas to provide for more executive offices or bullpen
- **Recent updates to the primary suite:** Newer carpet, paint, lighting and break area in large suite, ready for owner-user occupancy
- **Workspace Mix:** Executive offices, open collaborative workspace, reception area, wellness room, kitchenette, and private courtyard/patio
- **Natural Light:** Extensive perimeter windows throughout offices and collaborative areas create an inviting work environment
- **Mechanical Systems:** three furnace units with ground-mounted air conditioning systems serving the building
- **Roof:** Concrete tile roof professionally inspected in May 2026 and determined to have an estimated 20+ years of remaining useful life

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CLICK BELOW ICON FOR
INTERACTIVE INTERIOR MATTERPORT TOUR

Matterport

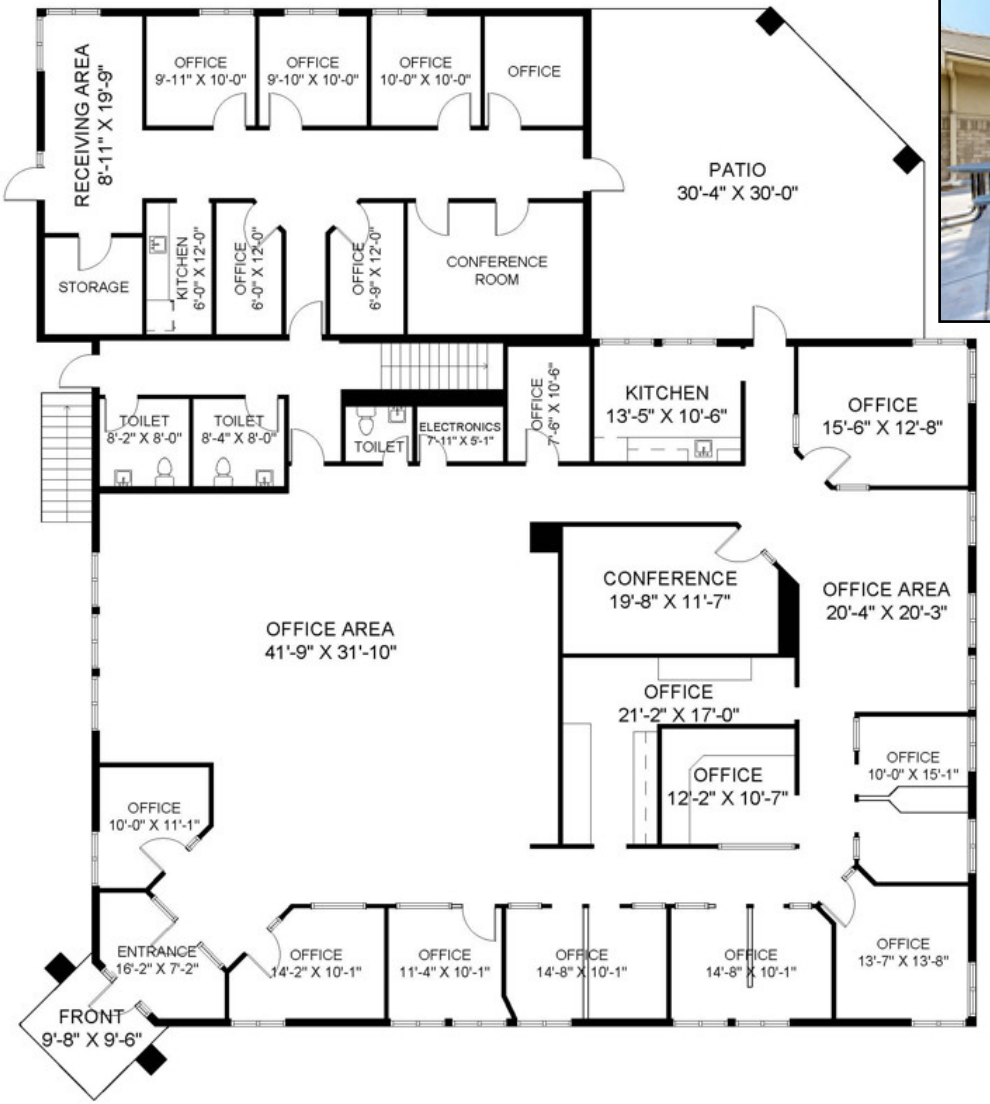

Open Reception / Bullpen Area


Front Office


Small Bullpen Area


Kitchen / Break Area


Office with Windows



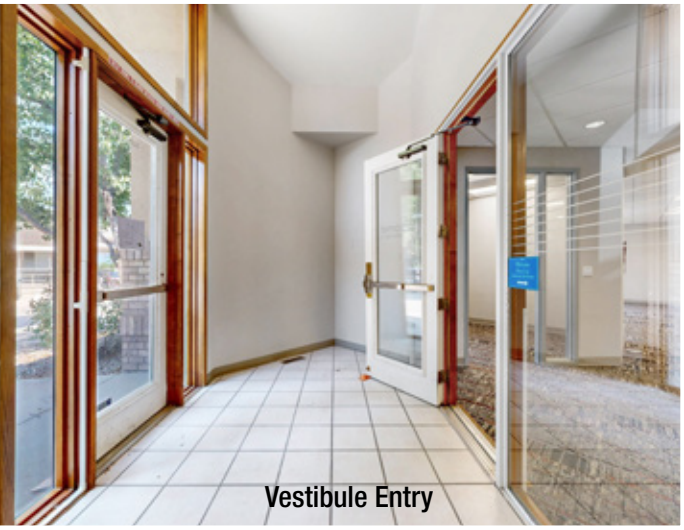

Patio

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Vestibule Entry



Work Area



Basement Storage Area

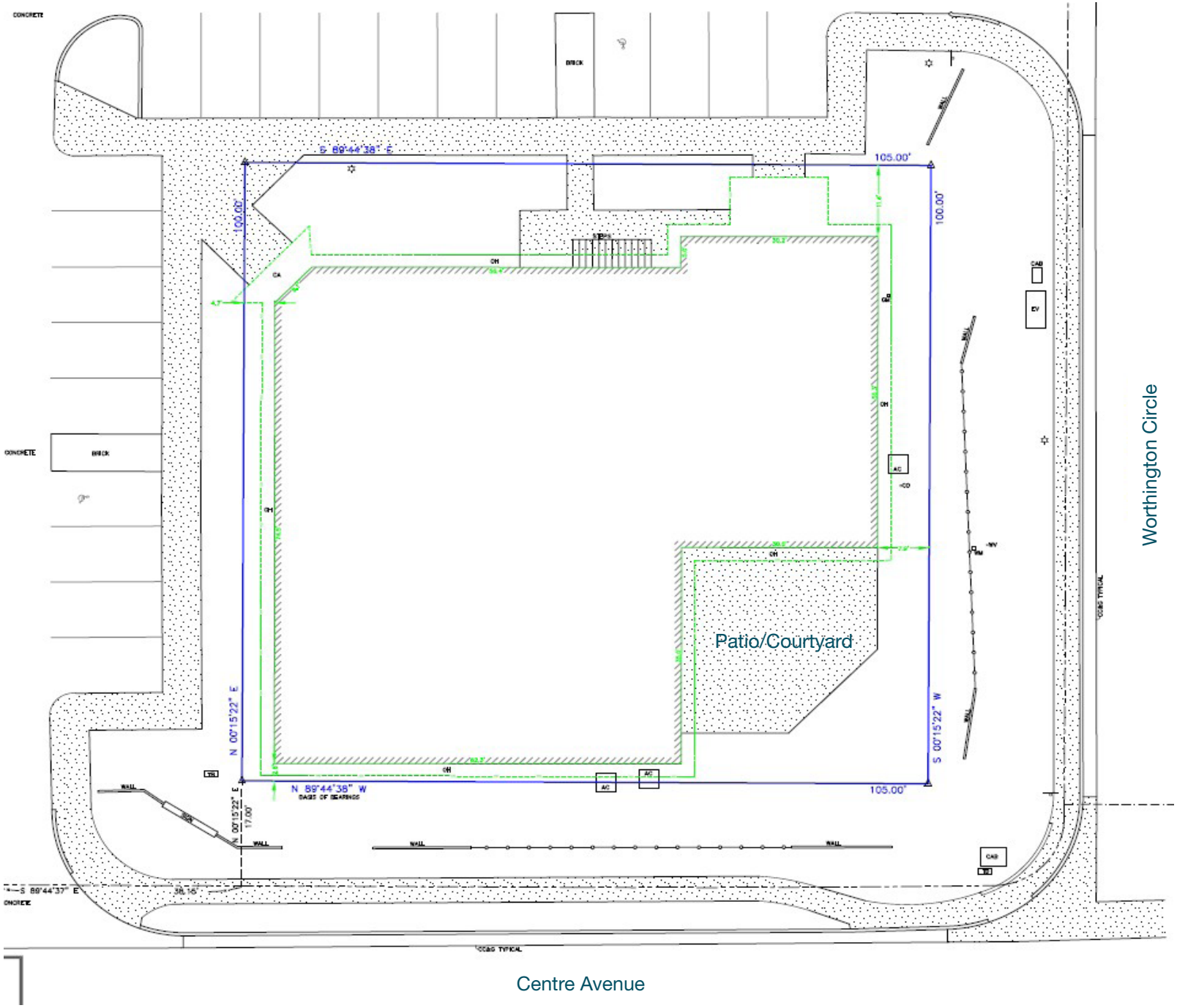




Patio For Staff



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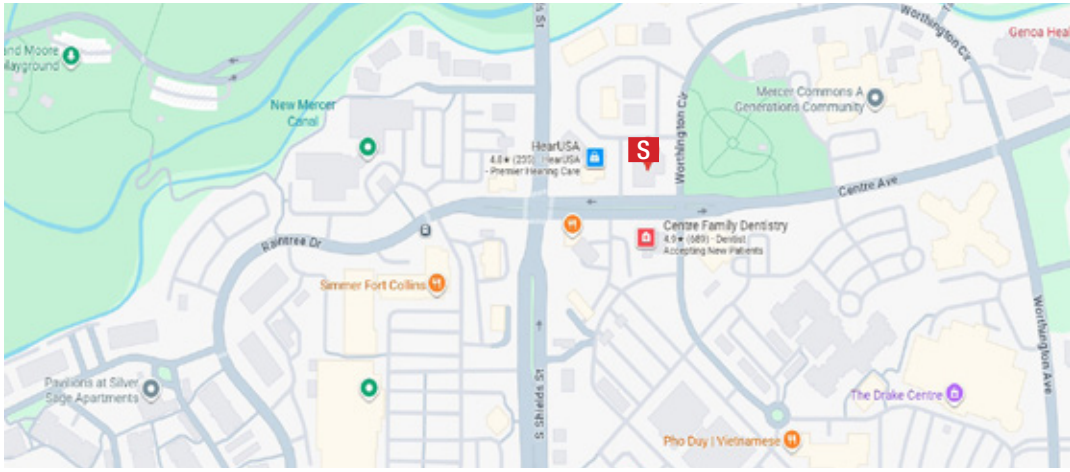
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CENTRE PROFESSIONAL OFFICE PARK

1000 Centre Avenue

Fort Collins, Colorado

Exclusively Presented By:

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