

RE/MAX

COMMERCIAL

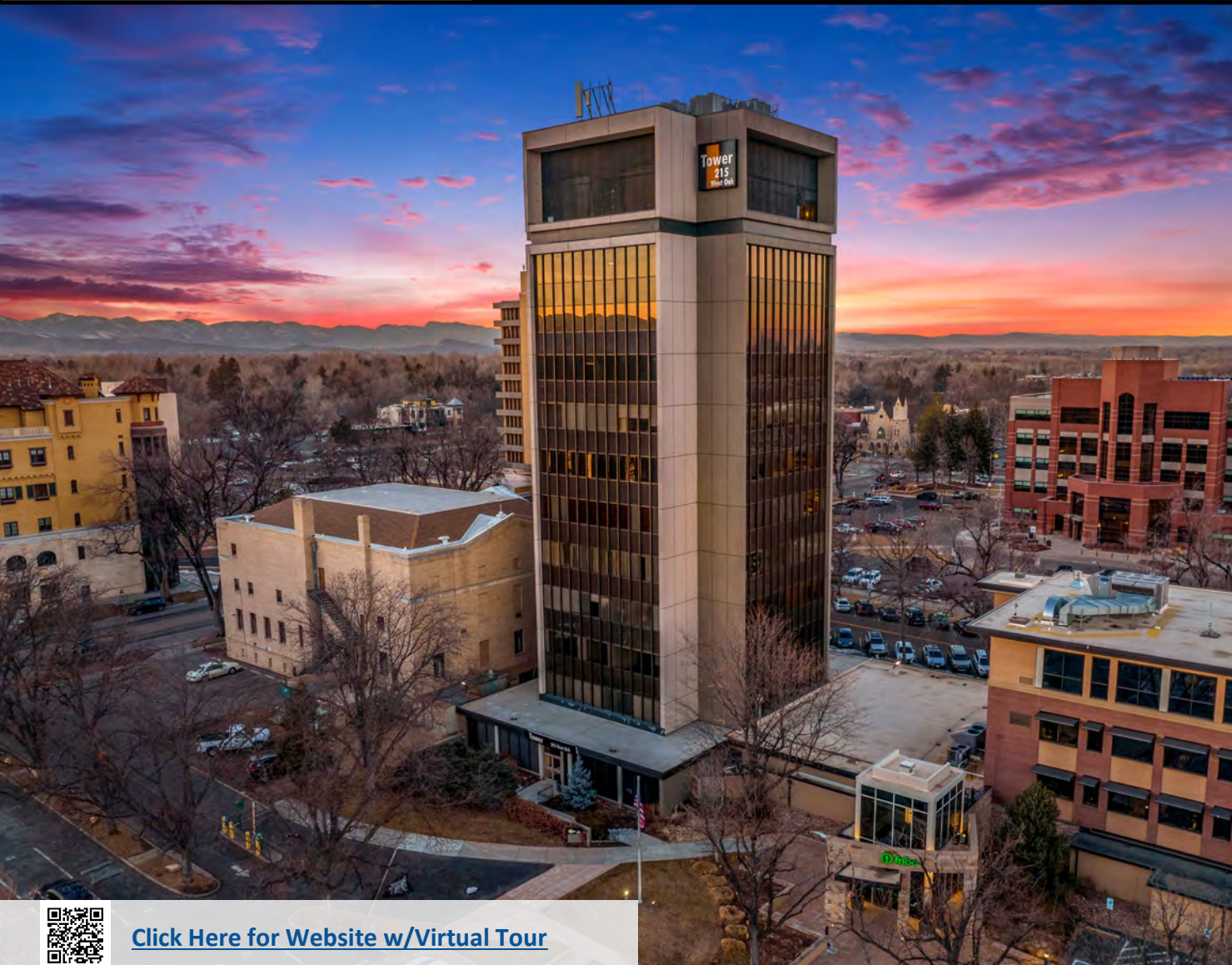
OFFERING MEMORANDUM

The Tower

215 W Oak Street

FORT COLLINS, CO 80521

SUBSTANTIAL PRICE REDUCTIONS!



**SELLER CARRY
FINANCING POSSIBLE**



[Click Here for Website w/Virtual Tour](#)



CONTACT AND DISCLAIMER

The Tower

215 W Oak Street

FORT COLLINS, CO 80521

Broker Contact

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FOR SALE OR LEASE

SUBSTANTIAL PRICE REDUCTIONS!

The Tower

215 W Oak Street

FORT COLLINS, CO 80521

Panoramic Views at The Tower

RE/MAX Commercial Alliance is pleased to announce your opportunity to be a part of downtown Fort Collins at The Tower. The Tower is unique in offering panoramic views of downtown Fort Collins, the front range, and Long's Peak. **Due to buildable height restrictions in the City of Fort Collins the views offered by The Tower are truly distinctive.**

Along with great views The Tower boasts many recent building upgrades to include **new elevators, efficient new HVAC system, new exterior paint, and updated lobby** to include an electronic tenant directory.

Opportunities abound with space available on the 1st, 2nd, 3rd, 4th and 12th floors for sale or lease. The first floor units provide additional exposure to tenants as building patrons pass by. Floors 1-3 are available to occupy and the 4th floor is fully leased and offered as an investment opportunity.

The exclusive 12th floor is available for lease or as a sale offering for the first time since the buildings' inception. The Tower provides an excellent opportunity for prime office space in the heart of downtown Fort Collins.



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FOR SALE OR LEASE

The Tower

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First Floor



- New elevators
- Efficient new HVAC system in tower
- New exterior paint
- Updated lobby

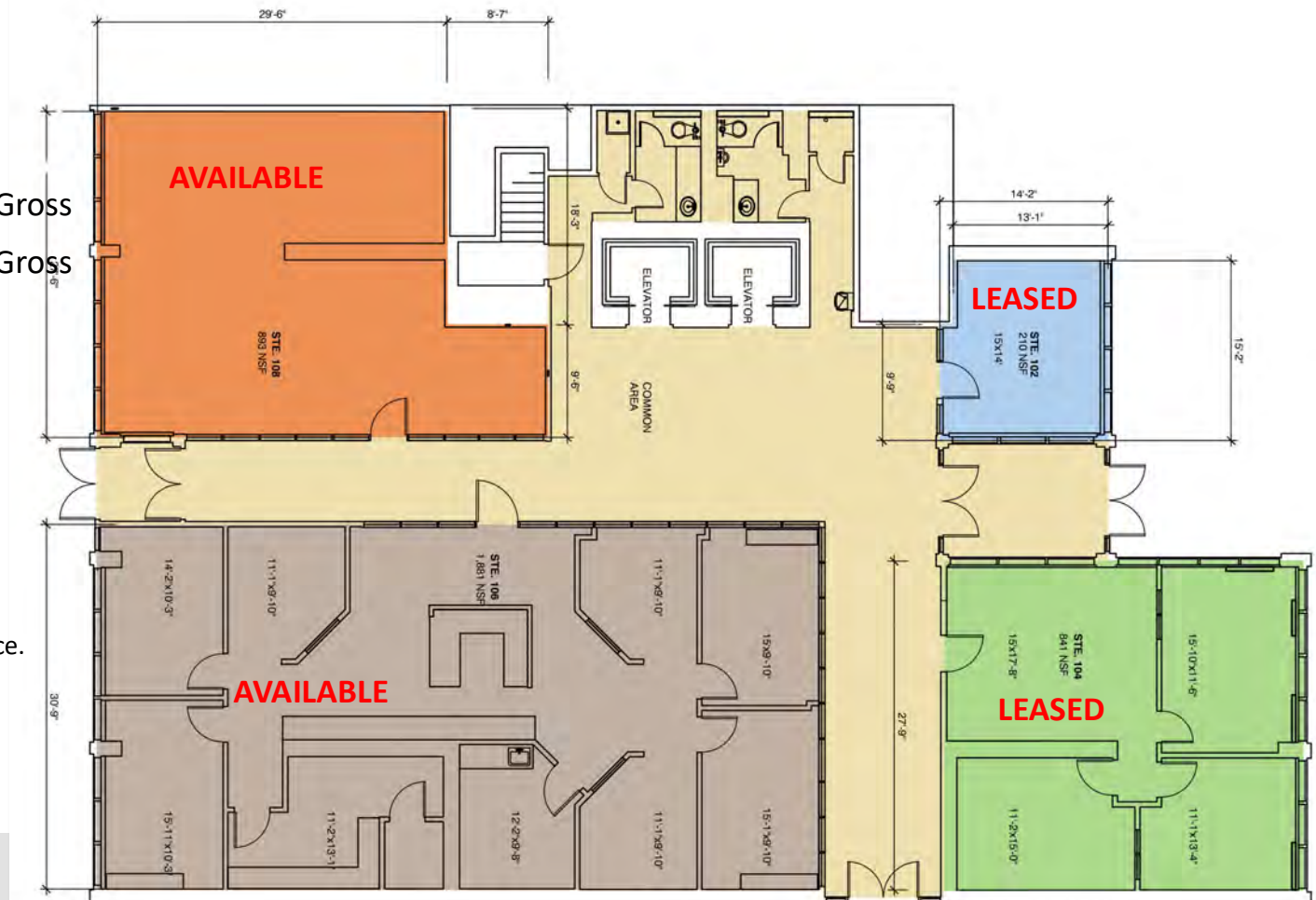
First Floor

Suite 102	218 SF	Leased
Suite 104	871 SF	Leased
Suite 106	1,949 SF	\$24.00 Per SF Gross
Suite 108	925 SF	\$26.00 Per SF Gross

- The 1st floor is for sale for \$300,000 for suites 102, 104, 106, and 108.

Gross leases include all utilities and 3x a week janitorial but do not include internet/phone service.

Seller is open to splitting a floor.



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Second Floor



Second Floor

Suite 200	1,766 SF	Leased
Suite 210	1,524 SF	\$22.00 Per SF Gross
Suite 220	243 SF	Leased

- Total SF available for lease is 3,290 SF.
- The 2nd floor is for sale for ~~\$700,000~~-\$300,000 for 4,085 SF

**SELLER CARRY
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Gross leases include all utilities and 3x a week janitorial but do not include internet/phone service.

Seller is open to splitting a floor.



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Third Floor



Third Floor

Total SF available for lease is 3,529 SF at \$22.00
Per SF Gross.

- The 3rd floor is for sale for ~~\$700,000~~-\$300,000
for 4,085 SF

**SELLER CARRY
FINANCING POSSIBLE**

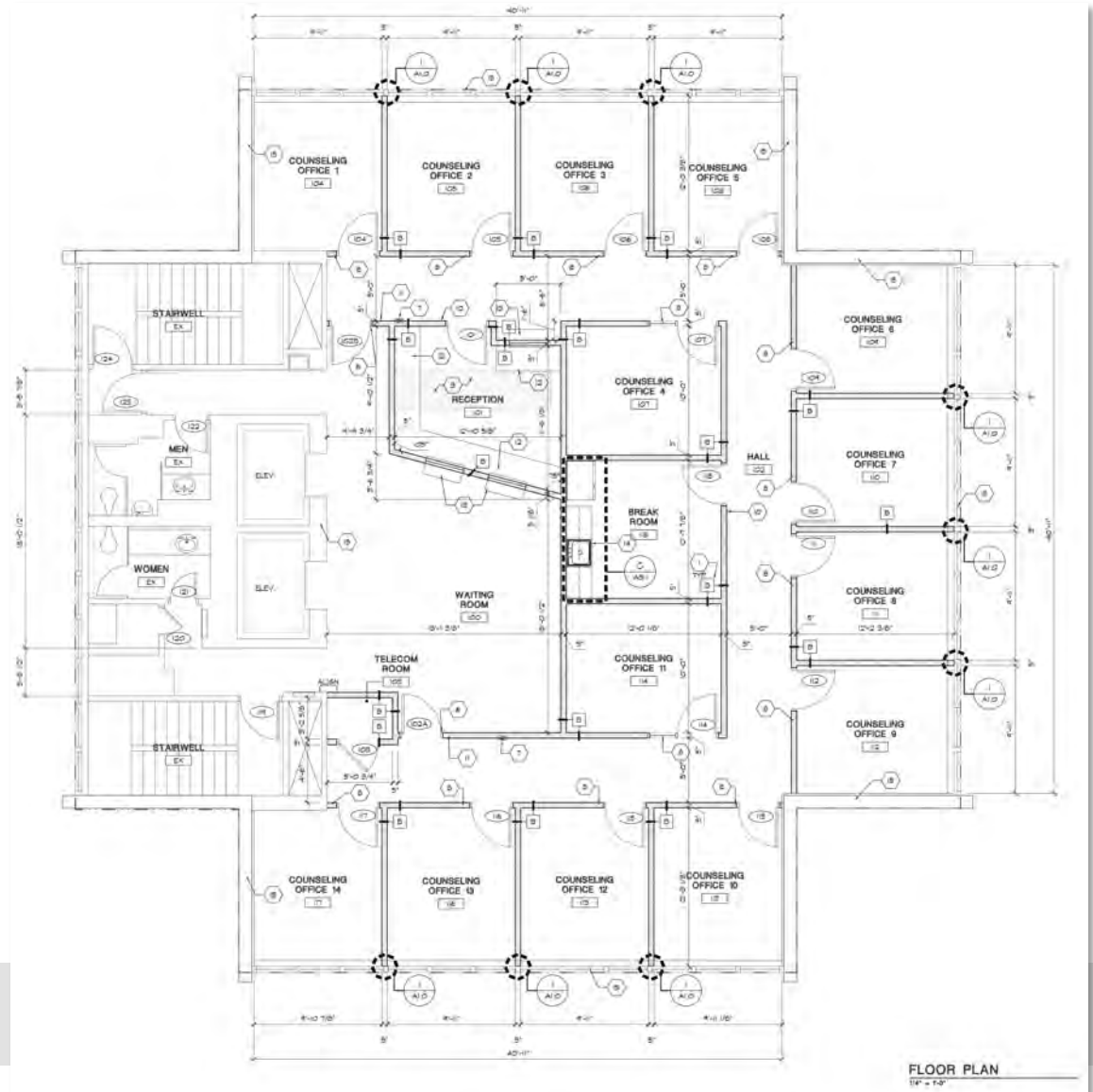
Gross leases include all utilities and 3x a week
janitorial but do not include internet/phone service.

Seller is open to splitting a floor.



Fourth Floor

The 4th floor is 4,085 SF for Sale. Pricing Negotiable.
The floor is leased to LifeStance Health with a new 5 year term!



FLOOR PLAN
1/4" = 1'-0"

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FOR SALE OR LEASE

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Twelfth Floor





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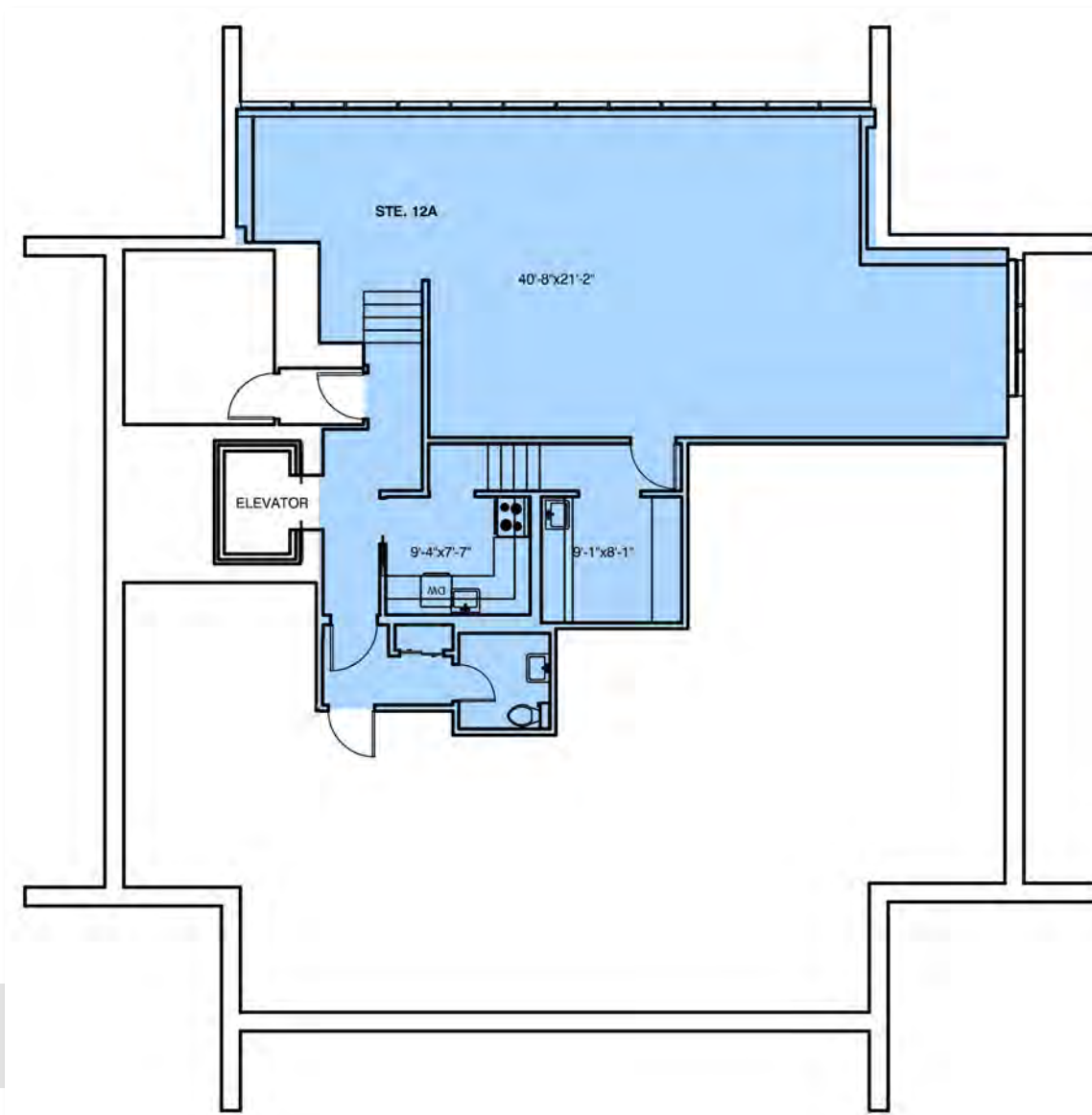
Twelfth Floor

Purchase offers are being considered for the prestigious 12th floor of The Tower.

The 1,423 SF Unit is available for Lease.
For Sale at \$600,000.

**SELLER CARRY
FINANCING POSSIBLE**

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REGIONAL INFORMATION

Location Overview



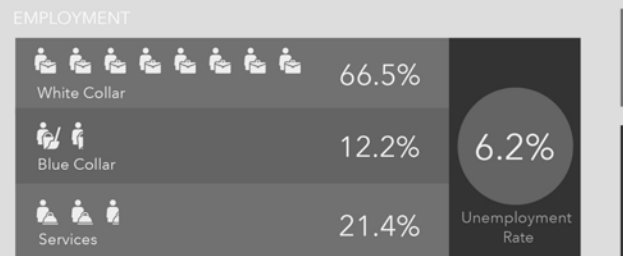
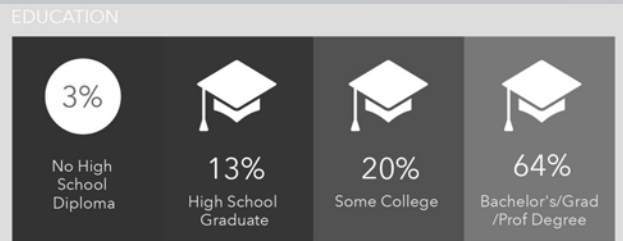
Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

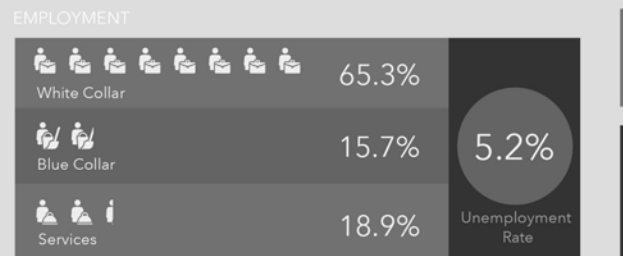
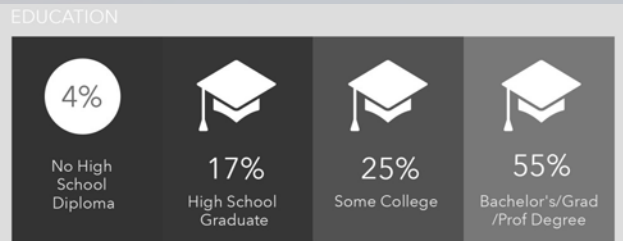
Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

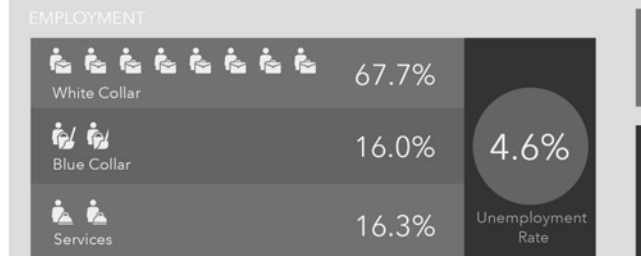
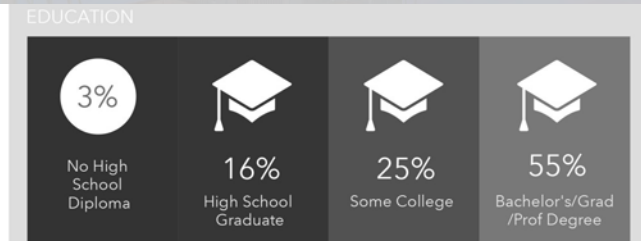
1 Mile Radius



3 Mile Radius



5 Mile Radius



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REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



Regional Culture

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

Quality of Life

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

Source: choosecolorado.com



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