

# FOR SALE OR LEASE

383 W DRAKE RD., SUITE 103  
FORT COLLINS, CO 80526

# DENTAL / MEDICAL / OFFICE SPACE

LOCATED IN MID-TOWN FORT COLLINS

**OWNER FINANCING OR  
TENANT FINISH ALLOWANCE AVAILABLE!**

*\*For a qualified buyer / tenant subject to appropriate terms*



DENTAL/MEDICAL  
CONDOMINIUM

CLOSE TO COLLEGE AVE  
& HIGH TRAFFIC COUNTS

BUILDING/MONUMENT  
SIGNAGE AVAILABLE

FIRST FLOOR UNIT WITH  
WINDOWS

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Marc Robson**

+1 970 215 4438  
marcr@affinitycre.com

**NAI Affinity**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[naiaffinity.com](http://naiaffinity.com)

# PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE OR LEASE

## PROPERTY DETAILS & FLOOR PLAN

383 W. Drake Road  
Suite 103

### Size

3,397± RSF

### Pricing

Lease Rate: \$15.00 / SF NNN

(2022 NNN's estimated at \$10.06/SF)

Tenant Finish Allowance available for qualified Tenant

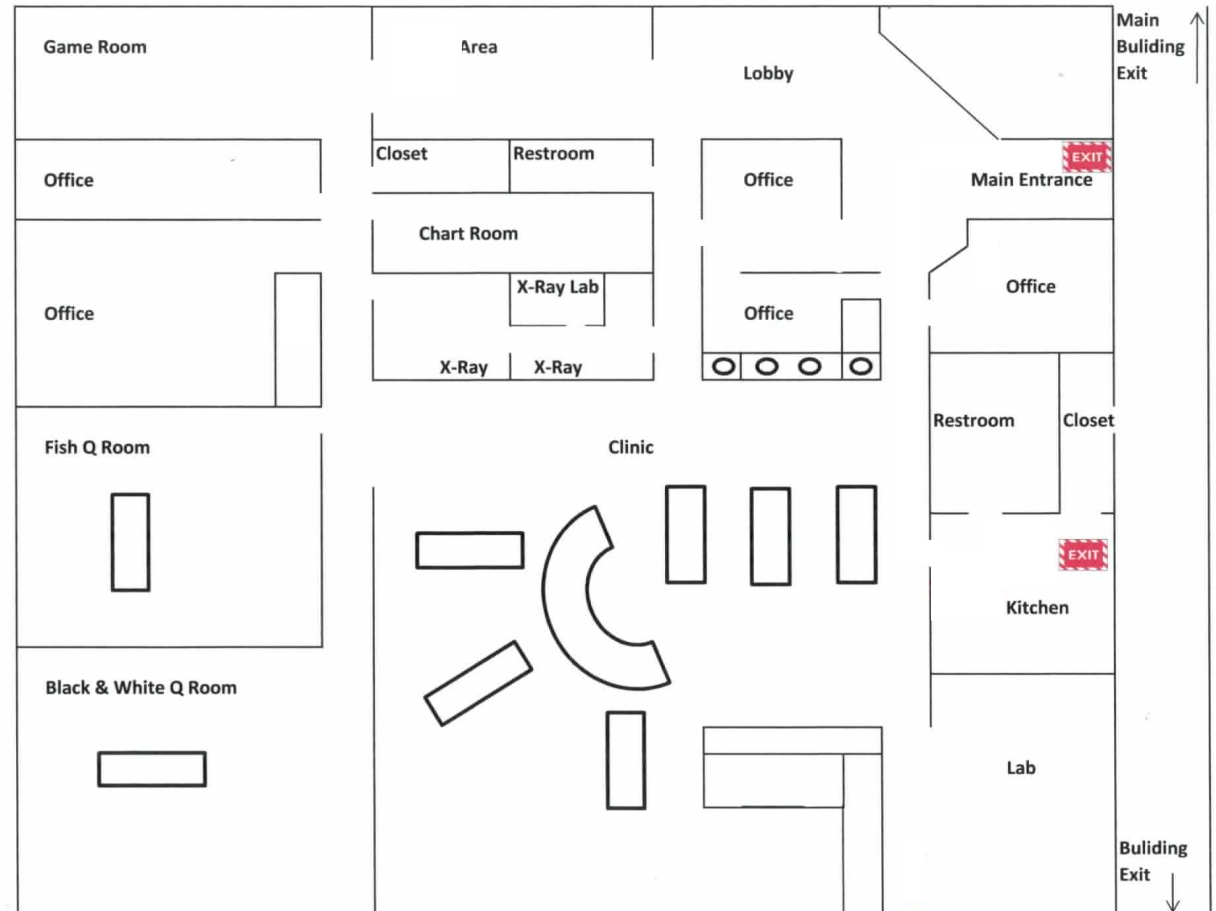
Sale Price: Negotiable

### Space Description

Dental / Medical office condominium located in mid-town Fort Collins within the Drake Office Park. The available unit includes a large reception area, private offices, several private exam rooms, large clinic with windows, in-house dental lab, and private kitchenette. Restrooms are located within the space.

### Features

- Ample parking
- Signage: building & monument signs
- Clinic with wall of windows



The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. NAI Affinity makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of NAI Affinity. Any duplication without NAI Affinity's express written consent is prohibited.

For more information:

Jake Hallauer, CCIM

+1 970 663 3150  
jakeh@affinitycre.com

Marc Robson

+1 970 215 4438  
marcr@affinitycre.com

**NAI**Affinity

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[naiaffinity.com](http://naiaffinity.com)

# PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE OR LEASE

## INTERIOR PHOTOS



The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. NAI Affinity makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of NAI Affinity. Any duplication without NAI Affinity's express written consent is prohibited.

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Marc Robson**

+1 970 215 4438  
marcr@affinitycre.com

**NAI Affinity**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[naiaffinity.com](http://naiaffinity.com)

# PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE OR LEASE

## MARKET DATA:

Fort Collins, with a population of approximately 170,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 33,400 students and approximately 7,700 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce. Additionally, Fort Collins is known as a hub for innovation, research, and entrepreneurship, with key industries such as: Bioscience, Clean Energy, Hardware & Software Technology, Creative Industries, Water Resources and many more.

## NOTABLE FORT COLLINS EMPLOYERS:

Banner Health Colorado	5,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	7,676	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,591
OtterBox	830	Weld County School District	2,017
Poudre School District R1	3,492	Woodward Inc.	1,590

Source: BizWest 2021 Book of Lists

## DEMOGRAPHICS AND AREA INFORMATION

	1-MILE	3-MILES	5-MILES
2021 Est. Population	13,758	120,691	183,432
2026 Projected Population	14,601	128,023	197,061
2021 Est. Avg. HH Income	\$69,739	\$83,839	\$91,434
Median Age	32.0	30.5	32.2

Source: Site To Business - March 2022



**Population of approximately 925,000±**

(30 mile radius from I-25 and US 34)

## FORT COLLINS ACCOLADES

Fort Collins is consistently being recognized on “top and best of” lists.

- Fort Collins ranks #17, '150 Best Places to Live in the U.S. in 2021-2022', U.S. News. July 2021
- Ranked No. #1, 'The best places to live in America in 2020', MarketWatch. Oct 2020
- Ranked No. 6, Best Housing Markets for Growth and Stability in 2020: SmartAsset - Jun 2020 ([click here to view article](#))
- Ranked No. 4 Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- 5th Top Best Performing Cities: Milken Institute - Jan 2018
- 2nd Best Cities for Small Business Owners: ValuePenguin - Feb 2017

The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. NAI Affinity makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of NAI Affinity. Any duplication without NAI Affinity's express written consent is prohibited.

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Marc Robson**

+1 970 215 4438  
marcr@affinitycre.com



3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[naiaffinity.com](http://naiaffinity.com)