



# RIVERBEND TRAIL OFFICES

OFFICE SUITES AVAILABLE FOR INVESTMENT SALE

**2121 MIDPOINT DRIVE, 101A & 101B**

**FORT COLLINS, CO 80525**





# PROPERTY HIGHLIGHTS

2121 MIDPOINT DRIVE, 101A & 101B | RIVERBEND TRAIL OFFICES

Located on the Timberline Road business corridor at the intersection with E Prospect Road, 2121 Midpoint Drive offers exceptional accessibility to I-25 and all areas of Fort Collins. This prime office building is situated near major employers in Spring Creek Business Park and just minutes from Old Town Fort Collins, the University of Colorado Health campus, and Colorado State University, home to over 30,000 students.

- Features high-end finishes throughout an open office layout, complete with a conference room, welcoming lobby, and wet bar.
- Prime location with seamless access to I-25 and all of Fort Collins.
- Close to popular amenities at Jessup Farm and Old Town Fort Collins.
- Excellent visibility with over 32,000 vehicles passing daily on East Prospect Road.
- Prominent building signage available for enhanced exposure.

Sale Price:	Unit 101A   \$373,500 (\$225/SF) Unit 101B   \$339,000 (\$250/SF) Unit 101A & Unit 101B   \$712,500
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Cap Rate:	7.94%
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NOI:	\$56,574.90
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Available Size:	1,356 - 3,061 SF
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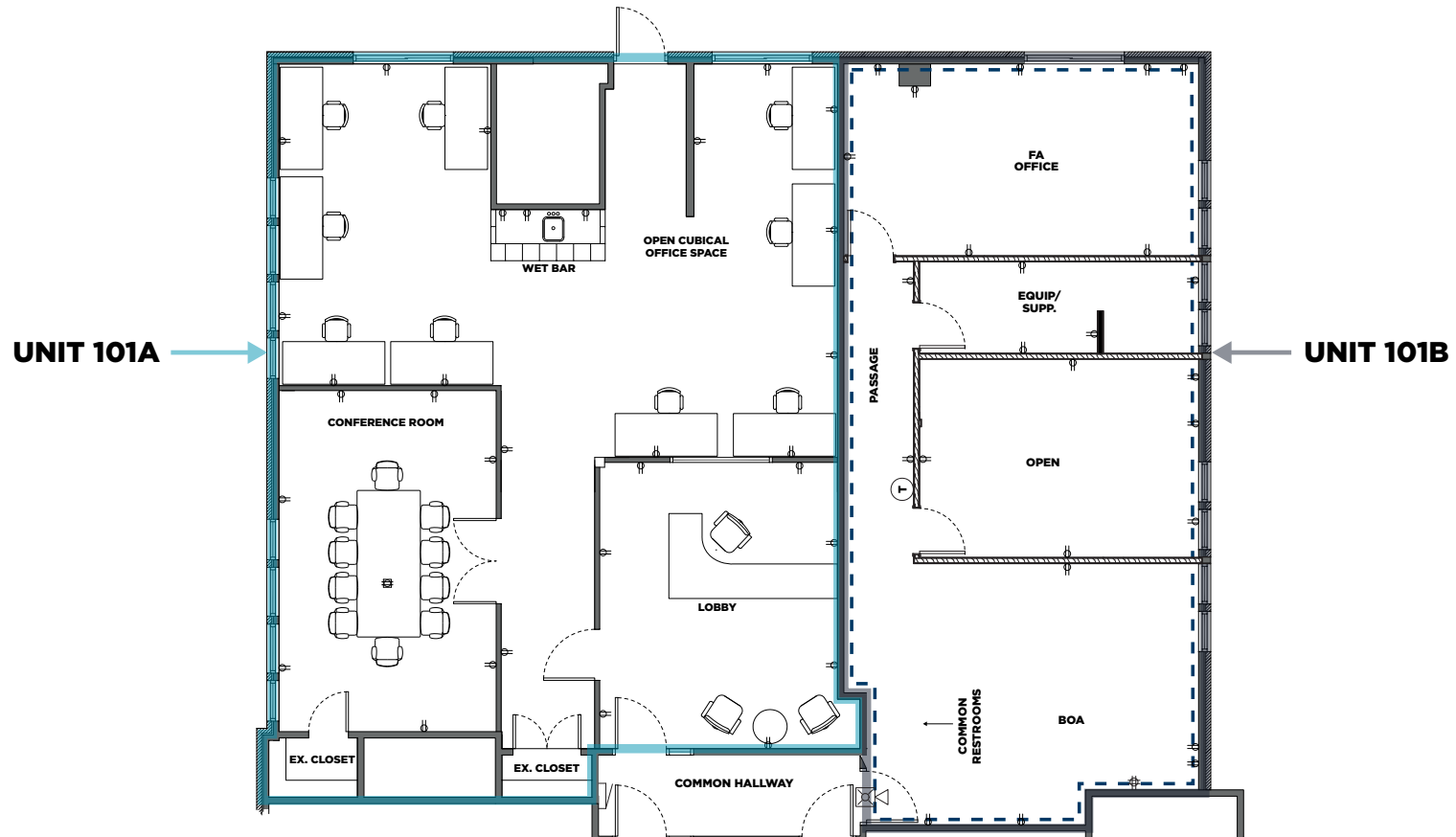
Parking:	45 Surface Spaces
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Year Built:	2006
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## RENT ROLL

Unit	Tenant	Size	Start	End	Base	NOI	Sale Price	Available	Price/SF
101A	Evernest	1,660	11/1/2022	10/31/2025	\$18.54	\$30,776.40	\$373,500	VACANT OR LEASED INVESTMENT	\$225/SF
101B	Edward Jones	1,350	12/1/2018	11/30/2028	\$19.11	\$25,798.50	\$339,000	LEASED INVESTMENT	\$250/SF
<b>Total</b>		<b>3,016</b>				<b>\$56,574.90</b>	<b>\$712,500</b>		

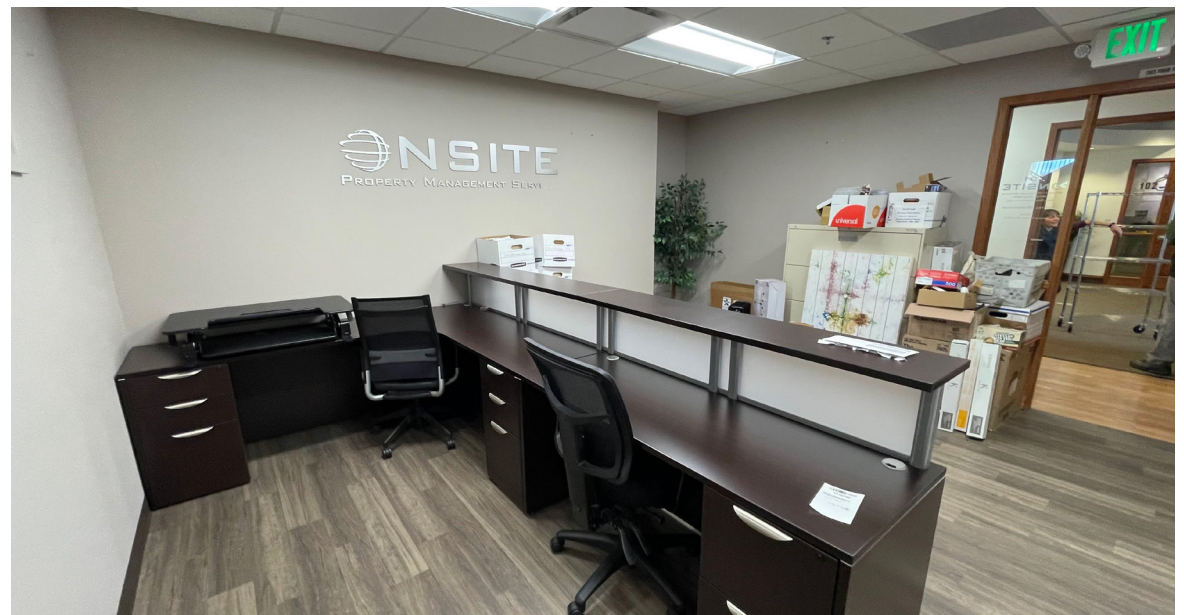


# FLOOR PLAN



# PROPERTY PHOTOS

2121 MIDPOINT DRIVE, 101A & 101B | RIVERBEND TRAIL OFFICES







## CONTACT INFORMATION

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