



1605 FOXTRAIL DRIVE, LOVELAND, CO 80538



PRIME OFFICE OWNER/USER OR INVESTMENT OPPORTUNITY

PRIME OFFICE OWNER/USER OR INVESTMENT OPPORTUNITY

Sale Price: \$2,790,000 (\$225/SF)

THE OFFERING

1605 Foxtrail Drive presents a strong opportunity for either owner/users or investors. The building is currently occupied by UCHealth Medical Group in Suite 100 and Edward Jones in Suite 280. The floor plan features an open and bright layout, complemented by surrounding windows. Strategically located right off I-25 and Highway 34, this property provides unparalleled convenience with over a dozen restaurants and business support services within walking distance. Situated in the Foxtrail Business Park, the building offers ample parking and signage opportunities for tenants and owner/users. Please contact the listing brokers for additional information

PROPERTY DETAILS

Building Size: 12,382 SF
Year Built: 2007
Construction Type: Masonry
Parking: 50 Spaces (4:1,000 SF)

LEASE DETAILS

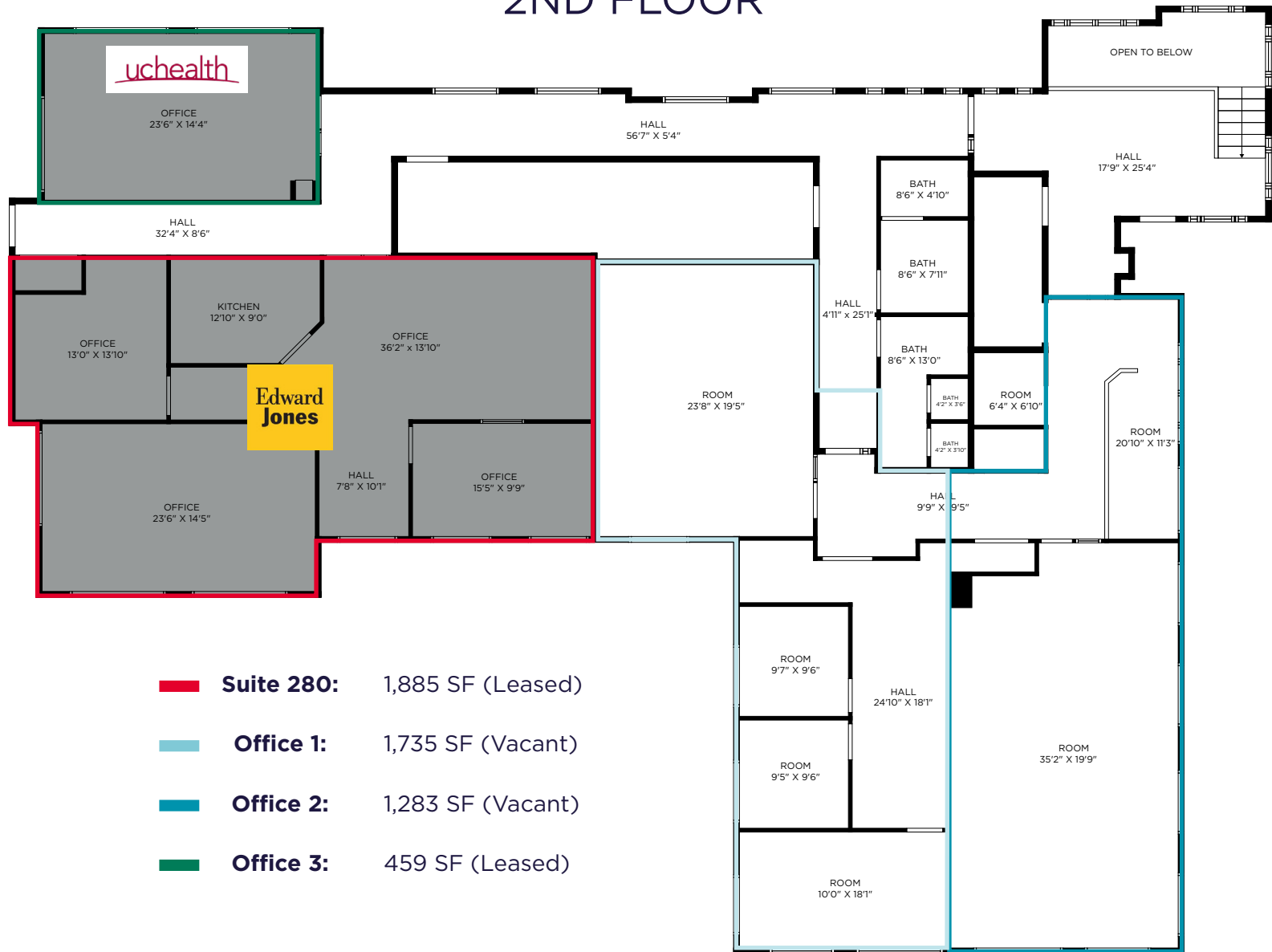
Tenant: UCHealth Medical Group
Size: 7,017 SF (Suite 100 & Suite 217)
Lease Rate: \$22.00/SF NNN
Escalator: 3%
Expiration: June 30, 2030 (Option to terminate after July 1, 2028)

Tenant: Edward Jones
Size: 1,484 SF (Suite 280)
Lease Rate: \$19.92/SF NNN
Escalator: 2%
Expiration: December 31, 2028



FLOOR PLAN

2ND FLOOR



AREA OVERVIEW

CITY OF LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.



DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

78,526



Total Households

33,888



Per Capita Income

\$46,516



Median Age

42.4



Total Employees

43,479



Total Square Miles

35.56



FOR MORE INFORMATION, PLEASE CONTACT:

TRAVIS ACKERMAN

Cushman & Wakefield
Executive Managing Director
+1 970 222 6452
travis.ackerman@cushwake.com

772 Whalers Way
Suite 200
Fort Collins, CO 80525

MATT HASKELL

URealty, Inc.
Broker/Owner
+1 970 690 1690
mhaskell@urealtyinc.com

375 E Horsetooth Road
Building 4, Unit 103
Fort Collins, CO 80525