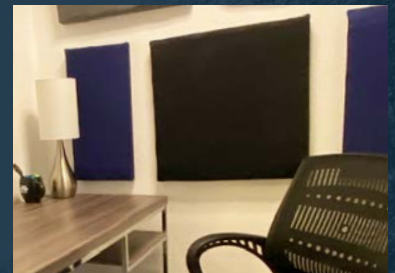




**324**  
—  
REMINGTON  
STREET

FOR SALE OR LEASE



**CBRE**



# REMINGTON



## THE OFFERING

This well-located office building in Downtown Fort Collins is available for sale. The Property is two stories with large open spaces for cubicles as well as built out offices and conference rooms. Numerous restaurants and shopping all within walking distance. The Property boasts parking on premises, a valuable and rare downtown commodity.

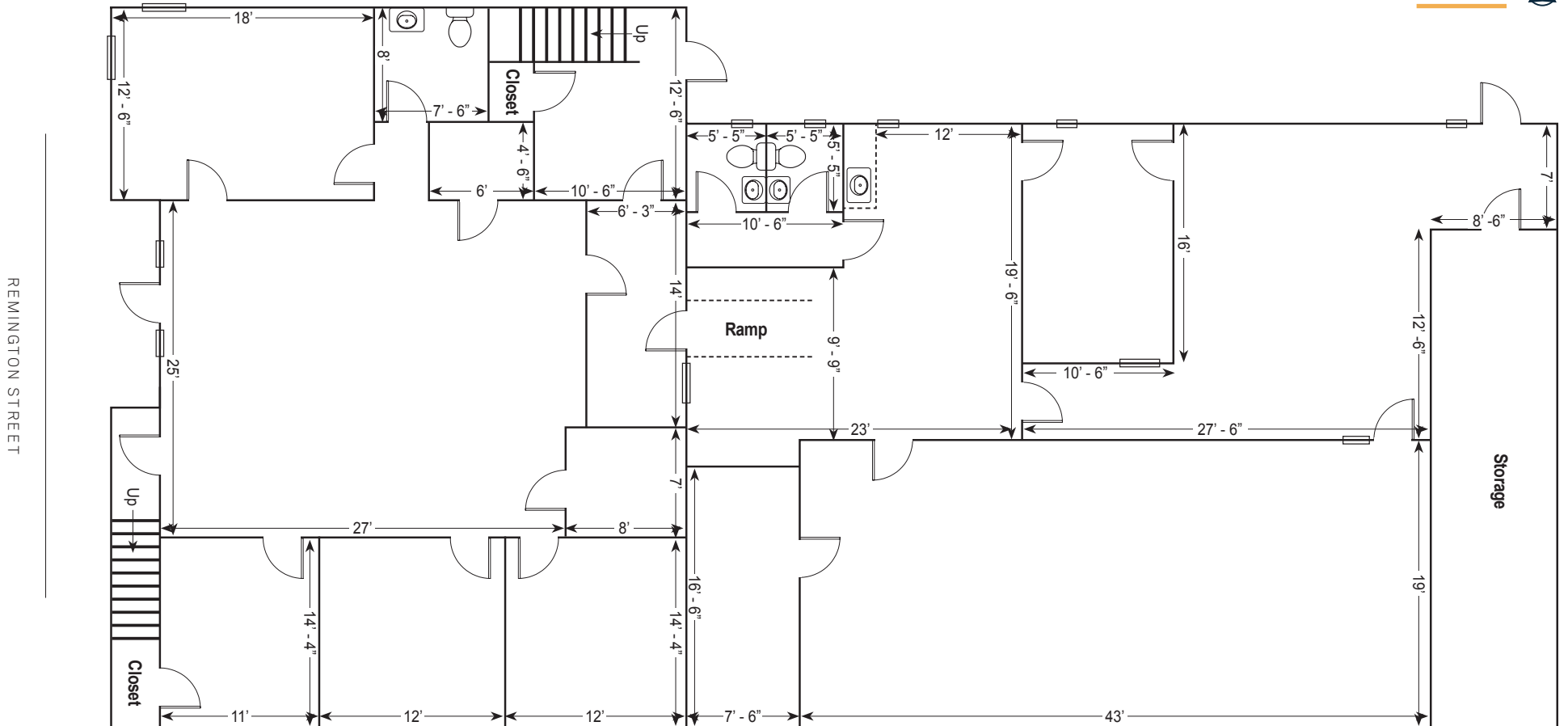
<b>ADDRESS:</b>	324 Remington Street - Fort Collins, CO 80524
<b>PRICE:</b>	\$2,150,000
<b>BUILDING SIZE:</b>	6,201 SF
<b>FOR LEASE:</b>	First Floor - 4,109 SF
<b>LEASE RATE:</b>	\$15.00/SF NNN (NNN est. \$7.75/SF)



# BUILDING LAYOUT



## FIRST FLOOR

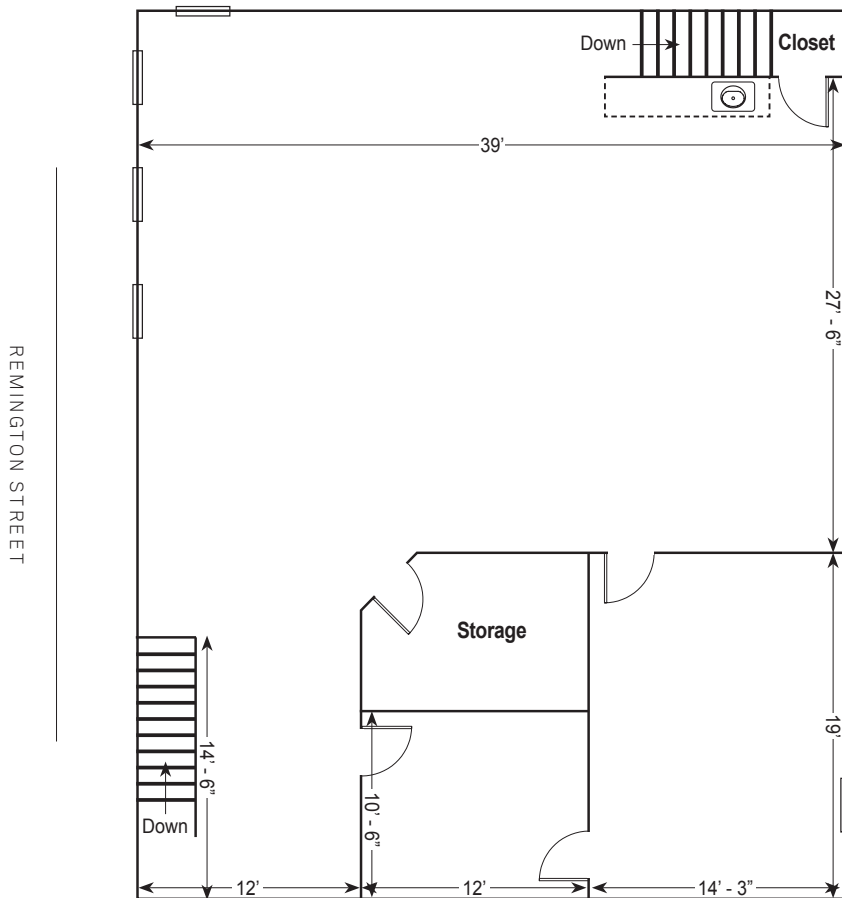




# BUILDING LAYOUT

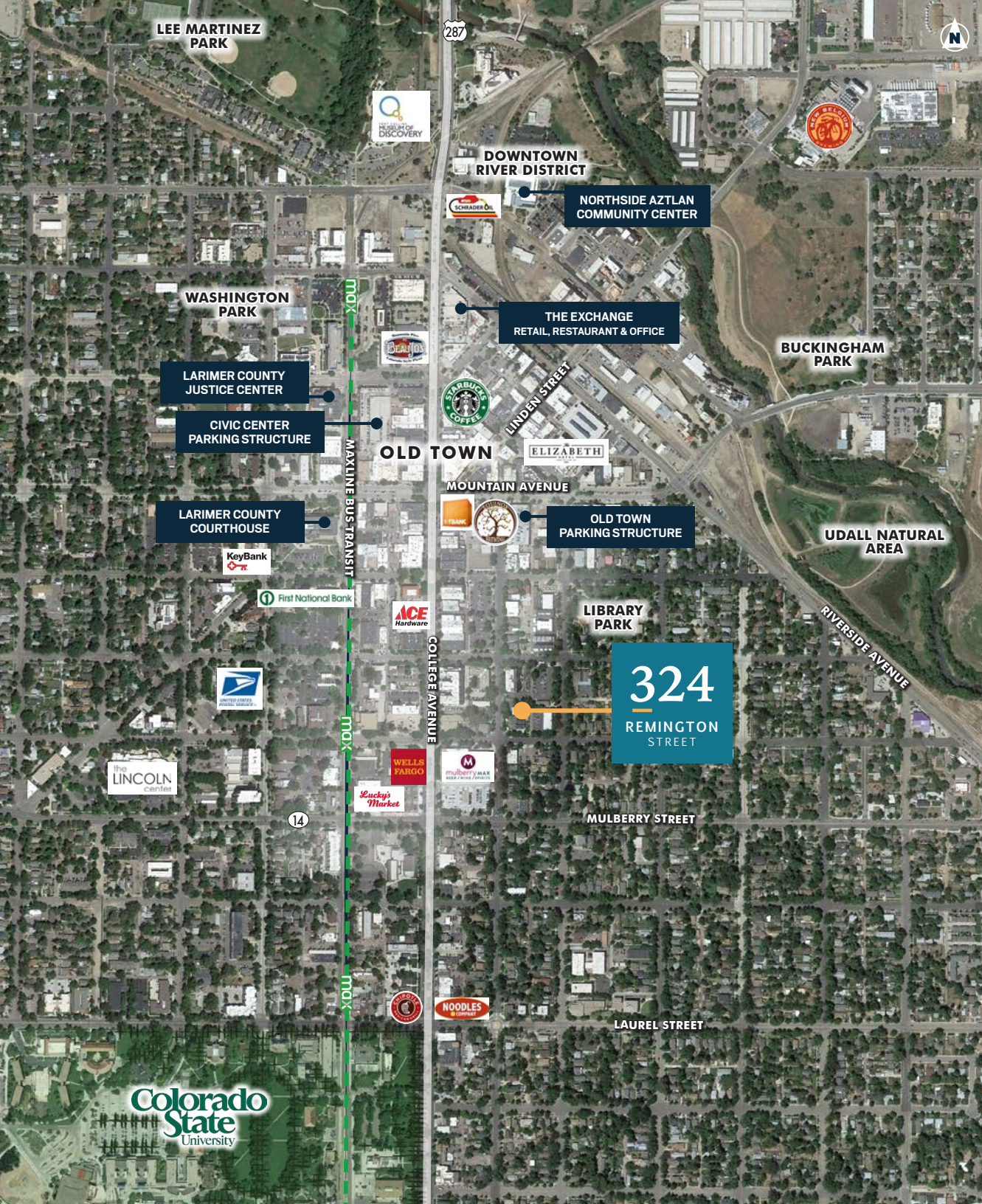


## SECOND FLOOR



**LOT SIZE:** 14,000 SF (0.32 acres)  
**YEAR BUILT:** 1958 (Remodel: 2005)  
**PARKING:** 15 Free Surface Spaces (2.42/1,000 SF)  
**STORIES:** Two





## LOCATION OVERVIEW

### FORT COLLINS

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

### NORTHERN COLORADO

Northern Colorado is among the fastest-growing regions in the state. There is a reason Northern Colorado attracts businesses and individuals alike to its world-class communities. The region's thriving economy, educated workforce, affordable cost of living, recreational opportunities and the lifestyle it offers are an unparalleled combination.

## AFFILIATED BUSINESS DISCLOSURE

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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