



375 East Horsetooth Road, Building 4, Unit 104 | Fort Collins

TWO-PROPERTY SINGLE-TENANT PORTFOLIO SALE

Full Portfolio Sale Price: \$1,450,000 | Full Portfolio Cap Rate: 6.63%

CLASS A RATED TENANT: SELECT PHYSICAL THERAPY



4617 West 20th Street, Unit A | Greeley

INVESTMENT OFFERING OVERVIEW

Cushman & Wakefield, as the exclusive advisor, is pleased to present this opportunity to acquire a single tenant two-property office investment in Northern Colorado. The Class A rated tenant for both properties is Select Physical Therapy; a division of Select Medical Holdings, a NYSE public traded company since 2001. The tenant signed a 5-year lease with 2 5-year options with 3% annual escalators, commencing in November of 2019. In 2018, Select Physical Therapy purchased the physical therapy business that had locally established a flourishing physical therapy business and clientele both in Fort Collins and Greeley.

Both practices are ideally located in main thoroughfares in Fort Collins and Greeley with daily traffic counts of over 20,000 vehicles per day. Each of the condos have updated tenant finishes within thriving professional business parks. Although Fort Collins and Greeley are around 30 miles from each other, both cities have accredited universities, governments, abundant recreation and growing economies. Office and medical demand continue to flourish due to many key factors and employers. A brief list of major employers include Medical Center of the Rockies, AIMS Community College expansion campuses, University of Northern Colorado, Colorado State University, and federal research facilities. Northern Colorado is comprised of a highly educated workforce, and a quality infrastructure, affordability of living and quality of life all contribute to a strong economic ecosystem in which leading companies can prosper. It is no secret that Fort Collins, Loveland and Greeley have consistently topped "Best of" lists, with 300 days of sunshine, abundant outdoor recreation and beautiful Rocky Mountain views. Northern Colorado is a solid place to invest in business and capital.

**FULL PORTFOLIO SALE PRICE: \$1,450,000 | PORTFOLIO CAP RATE: 6.63%
COMBINED RSF: 5,425 RSF**

FORT COLLINS OFFERING SUMMARY

PROPERTY DESCRIPTION

Property Address 375 East Horsetooth Road
Building 4, Unit 104

Single Tenant Select Physical Therapy

Rentable Square Feet 2,378 RSF

Occupancy 100%

Lease Commencement November 1, 2019

PRICING

Sales Price \$660,000

Sales Price Per SF \$277.54

Cap Rate 6.59%

GREELEY OFFERING SUMMARY

PROPERTY DESCRIPTION

Property Address 4617 West 20th Street
Unit A

Single Tenant Select Physical Therapy

Rentable Square Feet 3,047 RSF

Occupancy 100%

Lease Commencement November 1, 2019

PRICING

Sales Price \$790,000

Sales Price Per SF \$259.27

Cap Rate 6.67%

4617 W. 20TH STREET | GREELEY
375 E. HORSETOOTH ROAD | FORT COLLINS

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4617 West 20th Street is situated in a desirable location in the heart of the growing west Greeley area. Part of a well-maintained business park with high visibility on 20th Street and 47th Avenue enjoying almost 20,000 vehicles per day. This availability is well suited for an investor or small office owner/user.

PROPERTY FEATURES

Condo Size	3,047 SF
Year Built	2004
Stories	1
Signage	Monument and building

PROPERTY HIGHLIGHTS

- Quality finishes
- Great location in quiet office park
- Easy access near 20th Street and 47th Avenue



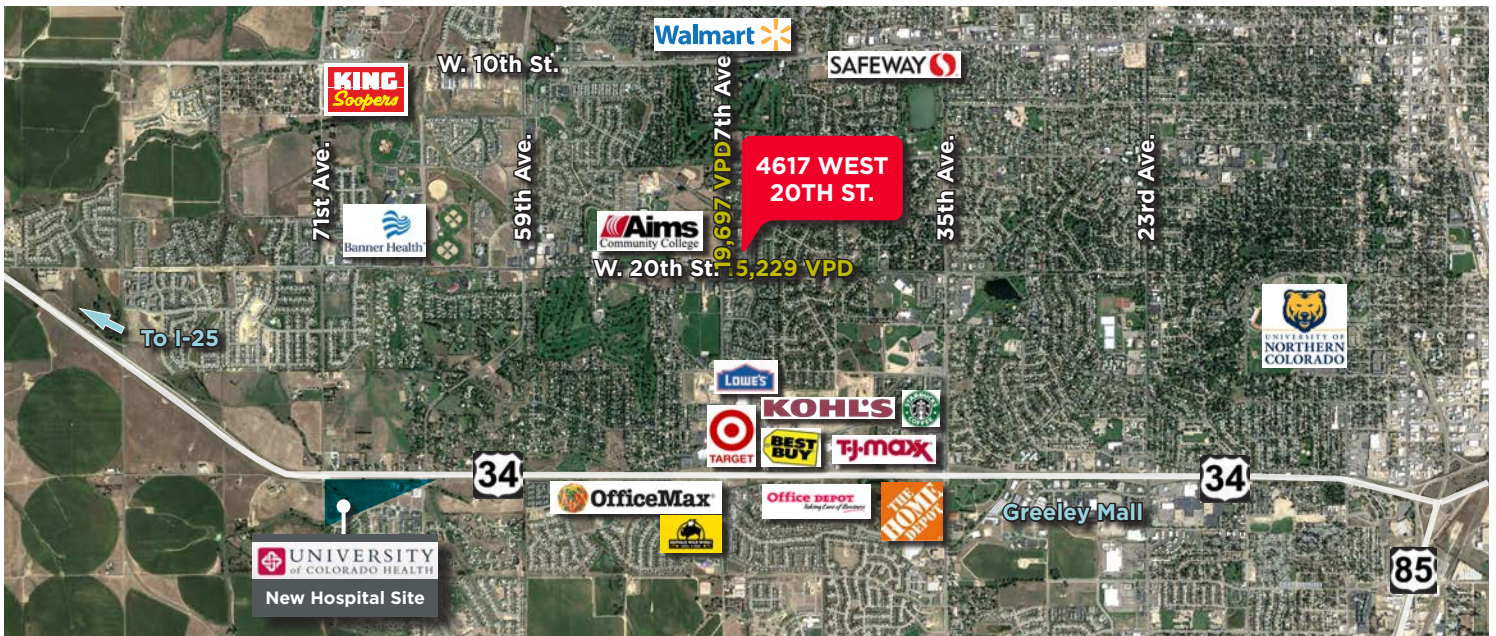
375 East Horsetooth Road is located in the desirable central midtown Fort Collins, surrounded by retail, restaurants, shopping and banking. The office park is a quiet and well maintained professional office park. Floorplan has a large common/waiting area and professional finish that naturally lends itself for a medical, financial, legal or real estate use.

PROPERTY FEATURES

Condo Size	2,378 SF
Year Built/Renovated	1985/2019
Condo Location	First floor
Signage	Monument and building

PROPERTY HIGHLIGHTS

- Quality finishes
- 30 Shared parking spaces
- Central location in Fort Collins
- High traffic off of Horsetooth Road
- Professional, high-occupancy business park



For more information, please contact:

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