Office | For Sale/Lease

CBRE

383 W Drake Rd

Fort Collins, CO 80526

Suite 103 | Dental / Medical / Office Space Available | Located in mid-town Fort Collins

Below-Market Seller Financing or 1 Year Free Rent!*

**For a qualified buyer / tenant (5+ year term) subject to appropriate terms*

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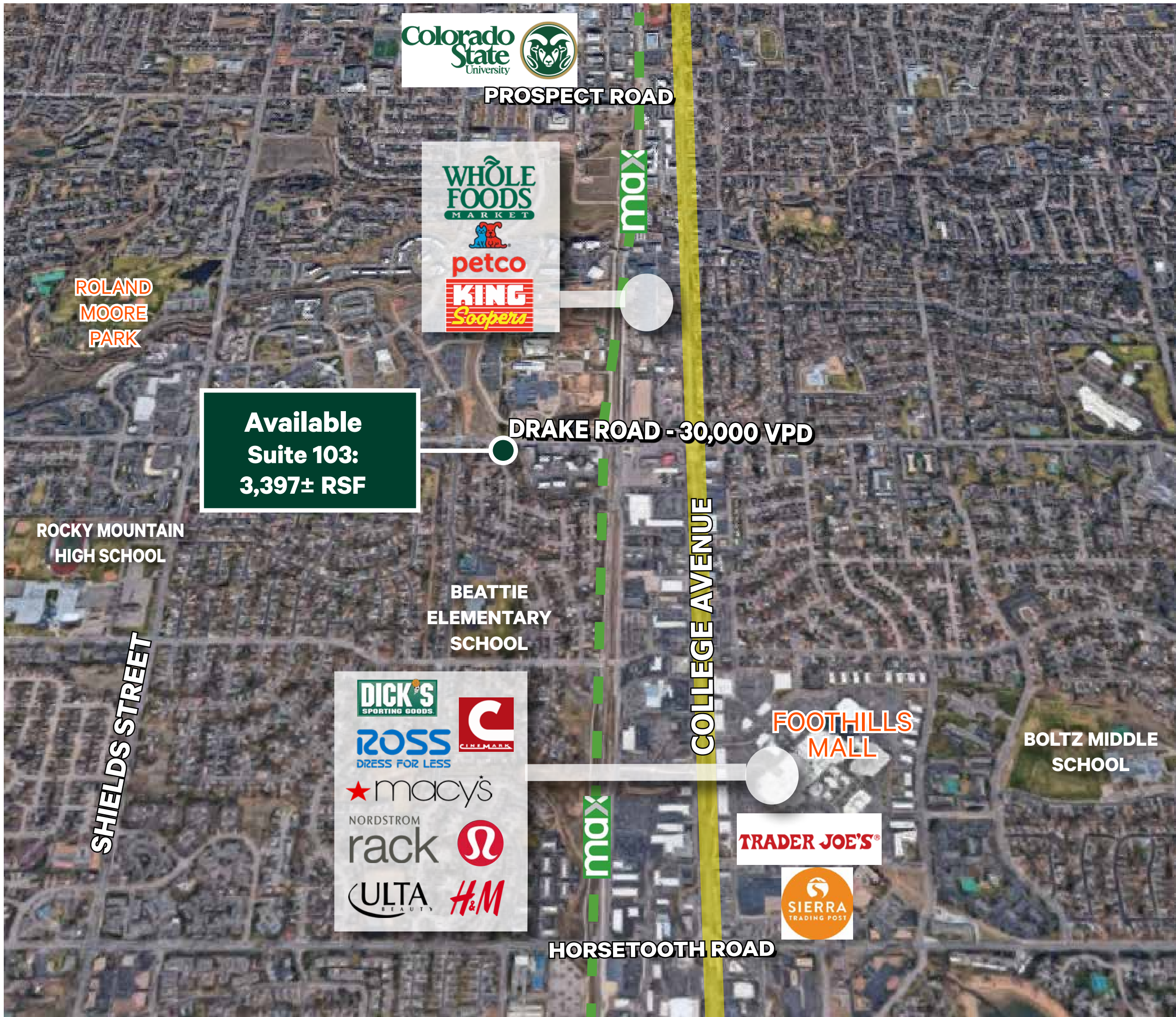
- Dental/Medical Condominium
- Close to College Ave & High Traffic Counts
- Building/Monument Signage Available
- First Floor Unit With Windows



Financing Analysis - Bank Financing vs. Seller Financing

Bank Financing Scenario

Click here to view Bank Financing Scenario

Ownership Assumptions:	Total	PSF	%
Building (Condo) Area (sf):	3,397		
Project Cost:			
Purchase Price	$ 599,000	$ 176.33	
Loan Data (Bank Loan):			
Purchase Price Plus Financing Costs	$ 614,000	$ 180.75	
Loan Amount	$ 449,250	$ 132.25	75%
Down Payment	$ 149,750	$ 44.08	25%
Closing Costs & Origination Fee	$ 15,000	$ 4.42	
Amortization Period (Years)	25		
Interest Rate	6.54%		
Term (Years)	7		

Estimated Annual Operating Expenses:		
Property Taxes (2025 taxes)	$ 17,441	$ 5.13
Property Insurance (Condo - Wall to Wall)	$ 2,590	$ 0.76
Common Area Maintenance	$ 17,100	$ 5.03
Total Estimated Annual Operating Expenses:	$ 37,131	$ 10.93

Own:	Upfront	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Financing Expenses:							
Annual Debt Service		$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (182,676)
Down Payment	$ (149,750)						$ (149,750)
Closing Costs & Origination Fee	$ (15,000)						$ (15,000)
Total Financing Expenses	**$ (164,750)**	$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (347,426)
Operating Expenses:							
CAM	$ -	$ (17,100)	$ (17,613)	$ (18,141)	$ (18,686)	$ (19,246)	$ (90,786)
Insurance	$ -	$ (2,590)	$ (2,668)	$ (2,748)	$ (2,830)	$ (2,915)	$ (13,751)
Property Taxes	$ -	$ (17,441)	$ (17,964)	$ (18,503)	$ (19,058)	$ (19,630)	$ (92,597)
Total Operating Expenses	$ -	$ (37,131)	$ (38,245)	$ (39,392)	$ (40,574)	$ (41,791)	$ (197,134)
Total Annual Expenses:							
Total Financing Expenses	$ (164,750)	$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (36,535)	$ (347,426)
Total Operating Expenses	$ -	$ (37,131)	$ (38,245)	$ (39,392)	$ (40,574)	$ (41,791)	$ (197,134)
Total Annual Expenses:	**$ (164,750)**	**$ (73,666)**	**$ (74,780)**	**$ (75,928)**	**$ (77,109)**	**$ (78,327)**	**$ (544,560)**
Less: Loan Principal Reduction	$ -	$ 7,373	$ 7,870	$ 8,400	$ 8,966	$ 9,570	$ 42,179
Before Tax Total Annual Cost of Ownership	**$ (164,750)**	**$ (66,294)**	**$ (66,911)**	**$ (67,528)**	**$ (68,143)**	**$ (68,756)**	**$ (502,381)**
Before Tax Total Annual Cost of Ownership PSF	**$ (48.50)**	**$ (19.52)**	**$ (19.70)**	**$ (19.88)**	**$ (20.06)**	**$ (20.24)**	**$ (147.89)**

Seller Financing Scenario

Click here to view Seller Financing Scenario

Ownership Assumptions:	Total	PSF	%
Building (Condo) Area (sf):	3,397		
Project Cost:			
Purchase Price	$ 599,000	$ 176.33	
Loan Data (Seller Financing):			
Purchase Price Plus Financing Costs	$ 601,500	$ 177.07	
Loan Amount	$ 479,200	$ 141.07	80%
Down Payment	$ 119,800	$ 35.27	20%
Closing Costs & Origination Fee	$ 2,500	$ 0.74	
Amortization Period (Years)	25		
Interest Rate	4.00%		
Term (Years)	7		

Estimated Annual Operating Expenses:		
Property Taxes (2025 taxes)	$ 17,441	$ 5.13
Property Insurance (Condo - Wall to Wall)	$ 2,590	$ 0.76
Common Area Maintenance	$ 17,100	$ 5.03
Total Estimated Annual Operating Expenses:	$ 37,131	$ 10.93

Own:	Upfront	Year 1*	Year 2	Year 3	Year 4	Year 5	Total
Financing Expenses:							
Annual Debt Service		$ (19,168)	$ (30,353)	$ (30,353)	$ (30,353)	$ (30,353)	$ (140,579)
Down Payment	$ (119,800)						$ (119,800)
Total Financing Expenses	$ (119,800)	$ (19,168)	$ (30,353)	$ (30,353)	$ (30,353)	$ (30,353)	$ (260,379)
Operating Expenses:							
CAM	$ -	$ (17,100)	$ (17,613)	$ (18,141)	$ (18,686)	$ (19,246)	$ (90,786)
Insurance	$ -	$ (2,590)	$ (2,668)	$ (2,748)	$ (2,830)	$ (2,915)	$ (13,751)
Property Taxes	$ -	$ (17,441)	$ (17,964)	$ (18,503)	$ (19,058)	$ (19,630)	$ (92,597)
Total Operating Expenses	$ -	$ (37,131)	$ (38,245)	$ (39,392)	$ (40,574)	$ (41,791)	$ (197,134)
Total Annual Expenses:							
Total Financing Expenses	$ (119,800)	$ (19,168)	$ (30,353)	$ (30,353)	$ (30,353)	$ (30,353)	$ (260,379)
Total Operating Expenses	$ -	$ (37,131)	$ (38,245)	$ (39,392)	$ (40,574)	$ (41,791)	$ (197,134)
Total Annual Expenses:	**$ (119,800)**	**$ (56,299)**	**$ (68,598)**	**$ (69,745)**	**$ (70,927)**	**$ (72,144)**	**$ (457,512)**
Less: Loan Principal Reduction	$ -	$ 11,392	$ 11,856	$ 12,339	$ 12,842	$ 13,365	$ 61,795
Before Tax Total Annual Cost of Ownership	**$ (119,800)**	**$ (44,907)**	**$ (56,741)**	**$ (57,406)**	**$ (58,085)**	**$ (58,779)**	**$ (395,718)**
Before Tax Total Annual Cost of Ownership PSF	**$ (35.27)**	**$ (13.22)**	**$ (16.70)**	**$ (16.90)**	**$ (17.10)**	**$ (17.30)**	**$ (116.49)**

POTENTIAL NET SAVINGS OF SELLER FINANCING VS BANK FINANCING OVER 5 YEARS $ 143,489

* Year one of the seller financing analysis is showing interest only.

POTENTIAL SAVINGS!

Property Details & Floor Plan

Site

3,397± RSF

Pricing

Lease Rate: $9.99 / SF NNN
(2026 NNN's estimated at $11.00/SF)

Tenant Finish Allowance available for qualified Tenant

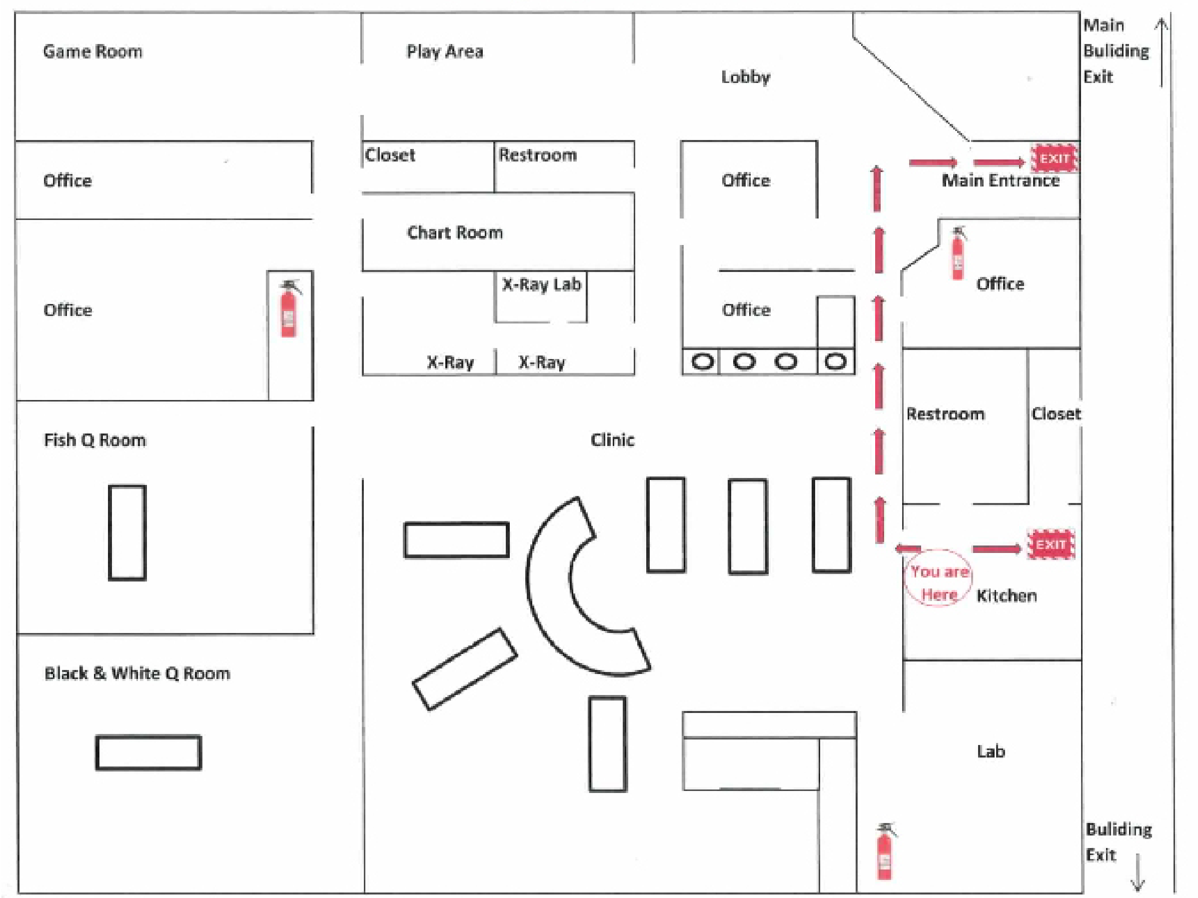
Sale Price: $599,000 ($176.33/SF)

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, inhouse dental lab, and private kitchenette. Restrooms are located within the space.

Features

+ Air compressor with nitrous lines and controls
+ Ample parking
+ Signage: building & monument signs
+ Clinic with wall of windows



Property Images

Demographics and Area Information

Market Data:

Fort Collins, with a population of approximately 176,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 34,000 students and approximately 7,500 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.

	1-MILE	3-MILES	5-MILES
2025 Est. Population	14,582	118,700	181,445
2030 Projected Population	15,214	121,406	188,138
2025 Est. Avg. HH Income	$93,017	$115,103	$125,933
Median Age	32.7	31.4	33.5
Daytime Employment	12,292	84,008	115,199

Source: Site To Business - July 2026

Population of approximately 982,000±
(30 mile radius from I-25 and US 34)

Notable Fort Collins Employers:

Advanced Energy Industries
Anheuser Busch
Banner Health Colorado
Broadcom Ltd.
City of Fort Collins
Colorado State University
Front Range Community College
Hewlett Packard
Intel
Larimer County
OtterBox
Poudre School District
Tolmar
Thompson School District
Qualfon
UCHealth
Woodward, Inc.

Source: BizWest 2024 Book of Lists

Fort Collins Accolades

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

+ Top 15% for Best Cities for Young Professionals in America: Niche - 2026
+ Ranked No. 4 Top 25 Best Places to Live Out West: Livability - Dec 2025
+ Fort Collins, Colorado Ranks Among the Top 20 Most Livable Metro Areas in the U.S.: RentCafe - Dec 2025
+ Ranked No. 39 out of 150 cities for Best Places to Live in the U.S.: U.S. News & World Report - May 2024
+ Top 25 Best Places to Live: U.S. News & World Report’s - 2023
+ Ranked No. 11, The best U.S. cities to live in 2022: MarketWatch - Aug 2022
+ Ranked No. 1, Best Places to Live in Colorado in 2023: Forbes - October 2022

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Contact Us

Jake Hallauer, CCIM
Senior Vice President
+1 970 372 3861
jake.hallauer@cbre.com

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