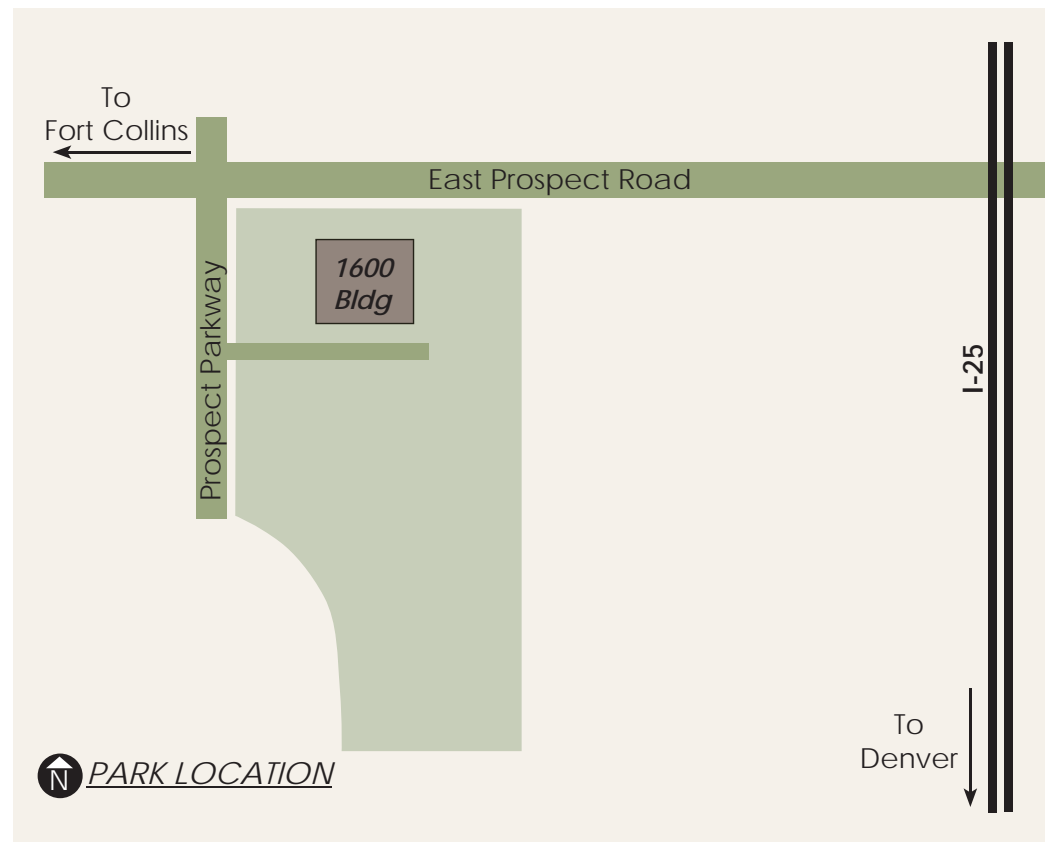


# PROSPECT EAST BUSINESS PARK

1600 PROSPECT PARKWAY : FORT COLLINS, CO 80525

## 1600 Prospect Parkway

- 26,200 SF plus Expansion Space
- Close Proximity to I-25 / Served by Public Transportation
- Within One Hour of Denver International Airport
- Campus-Like Professional Business Park Setting
- Elementary School Nearby
- Ample Electrical & Mechanical
- Loading Dock
- On-Site Property Management



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THE *W.W. Reynolds* COMPANIES

CREATING OPTIMUM REAL ESTATE VALUE THROUGH CHEERFUL, INNOVATIVE AND SUSTAINABLE MANAGEMENT

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## General Description - 1600 Prospect Parkway

The site consists of a single-story office/warehouse building containing approximately 26,200 gross square feet of building area. Constructed in 1985, the building sits on a 3.27-acre parcel of land which is flanked on the east by parking, and on the west by 2.46 acres of developable land. The building has been occupied by a single tenant (Advanced Energy) which has used the building for office, R&D, and light assembly.

Ample parking is provided on asphalt parking lots located on the west and south sides of the building. The site has been graded to promote drainage to localized catch basins in the parking lots and to the bordering public roadway to the west.

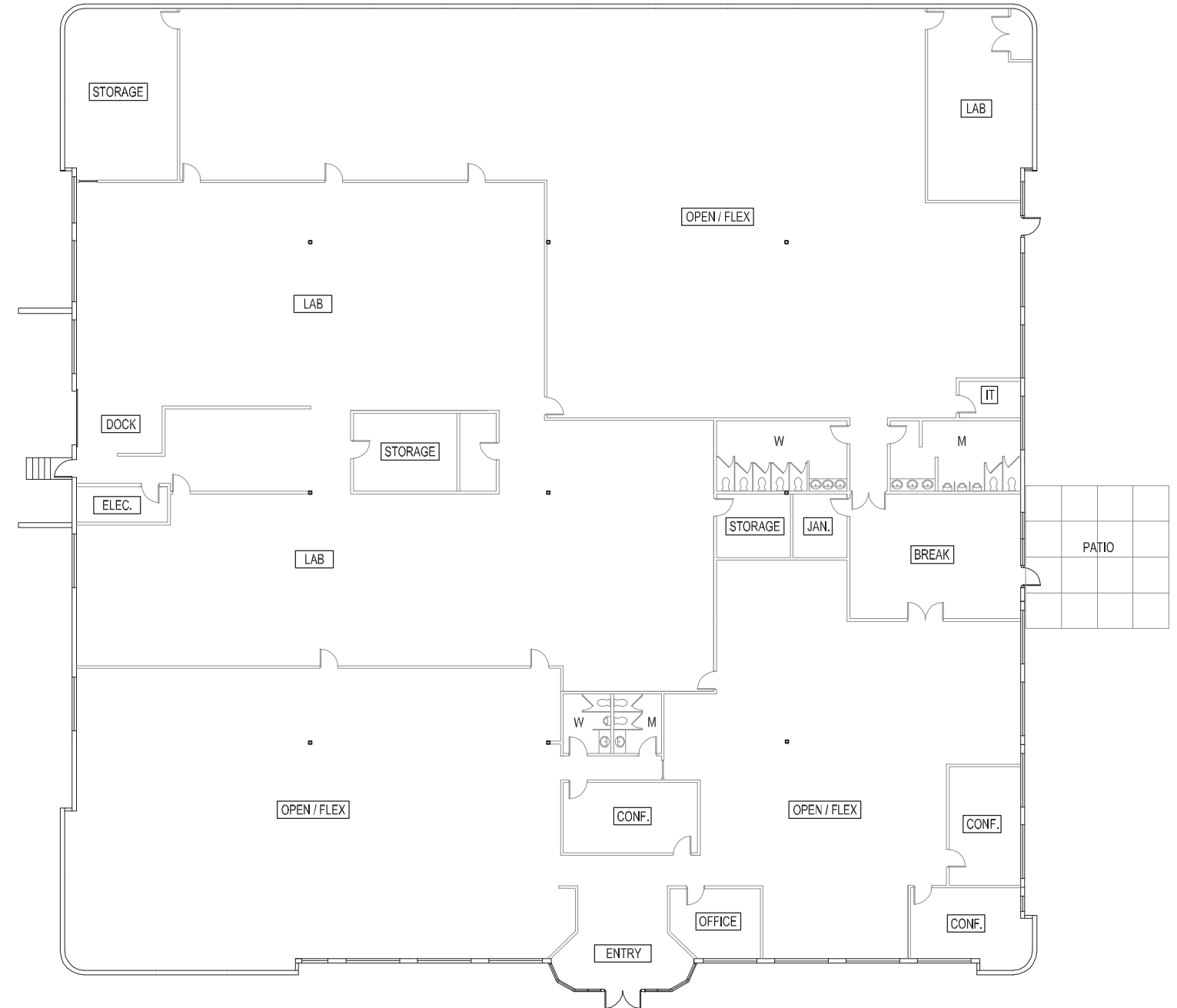
The foundation system for the building consists of conventional shallow concrete spread footings for support of interior columns and continuous wall footings that support perimeter load-bearing walls. The ground floor consists of a concrete slab-on-grade. Steel frame construction has been utilized for the interior structure. The exterior walls are pre-cast concrete tilt-up panels. The roofs are supported by exterior walls, steel bar joists and metal deck, then by open web girder joists and steel tube columns. The exterior wall assembly consists of a combination of aggregate finished pre-cast concrete panels with a ribbed or smooth finished surface, and painted metal siding above the pre-cast panels to the roof. The low-slope roofing system consists of a single-ply Duro-Last thermoplastic membrane.

Heating and cooling for the building is provided by gas-fired rooftop packaged DX units ranging from approximately 2- to 15-tons nominal cooling capacity each. The total cooling capacity provided to the building is approximately 62-tons. In areas serviced by overhead doors, small gas-fired unit heaters are suspended from the roof structure. Domestic hot water is provided to the toilet rooms and kitchenettes by a single gas-fired water heater.

The building is provided with 2,000-amp, 208/120 volt, 3-phase, 4-wire electrical service. The space has many process and electrical systems throughout the building that were tenant owned and maintained. Utilities, including potable water, sanitary sewer, natural gas and electricity are provided to the site by local municipalities or private companies. The building is provided with an automatic fire suppression system and a monitored central fire alarm system. Individual fire extinguishers are present throughout the building.



 BUILDING LOCATION



### Building Floor Plan

26,200 SF  
 \$9.65 NNN  
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