

1629 Blue Spruce
Potential Acquisition



1. *Authorize the Executive Director to enter into a Purchase and Sale Agreement for the Property, that includes a right to transfer the contract to another entity*
2. *Appropriate \$200,000 in 2026 from the North College Urban Renewal Plan Area tax increment revenue to fund the initial deposit*

Future funding appropriation would be needed to extend the contract or close on the property acquisition.

Why:

- Adjacent to 1636: *“choose your neighbor”*
- Fast opportunity for elements of community hub
- Price, well-below replacement cost

Why Now:

- Establishes “hinge” for remainder of master planning (underway)
- Multiple adjacent spaces for “community center/campus” well-received (resiliency)

What if We Don't:

- New construction risk (development, costs, delays, LIHTC)
- Could become something not additive to our plans



1629 Blue Spruce



OFFICE BUILDING FOR SALE OR LEASE

1629 BLUE SPRUCE DRIVE

FORT COLLINS, COLORADO 80524



PRIME LOCATION NEAR DOWNTOWN FORT COLLINS
32,652 SF AVAILABLE ON 1.92-ACRE LOT



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CUSHMAN & WAKEFIELD
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