



## Space Available

B-101: 865 SF

B-102: 1,439 SF

Combined Units: 2,304 SF

## Lease Rate

\$18.50 / SF

## NNN Rate

\$14.85 / SF\*

*\*2025 estimate*

*STUNNING LAKE FRONT OFFICE BUILDING LOCATED IN CAMPUS SETTING*

- Exceptional location adjacent to Harmony Corridor with quick access to restaurants, retail, and I-25
- Both office suites provide access to (2) shared restrooms located on the main floor
- Large windows to allow for ample natural light
- Abundance of parking

### Suite B-101 includes

- 2 private offices with large windows
- Large Reception/open space

### Suite B-102 includes

- 2+ private offices
- Open space with kitchenette

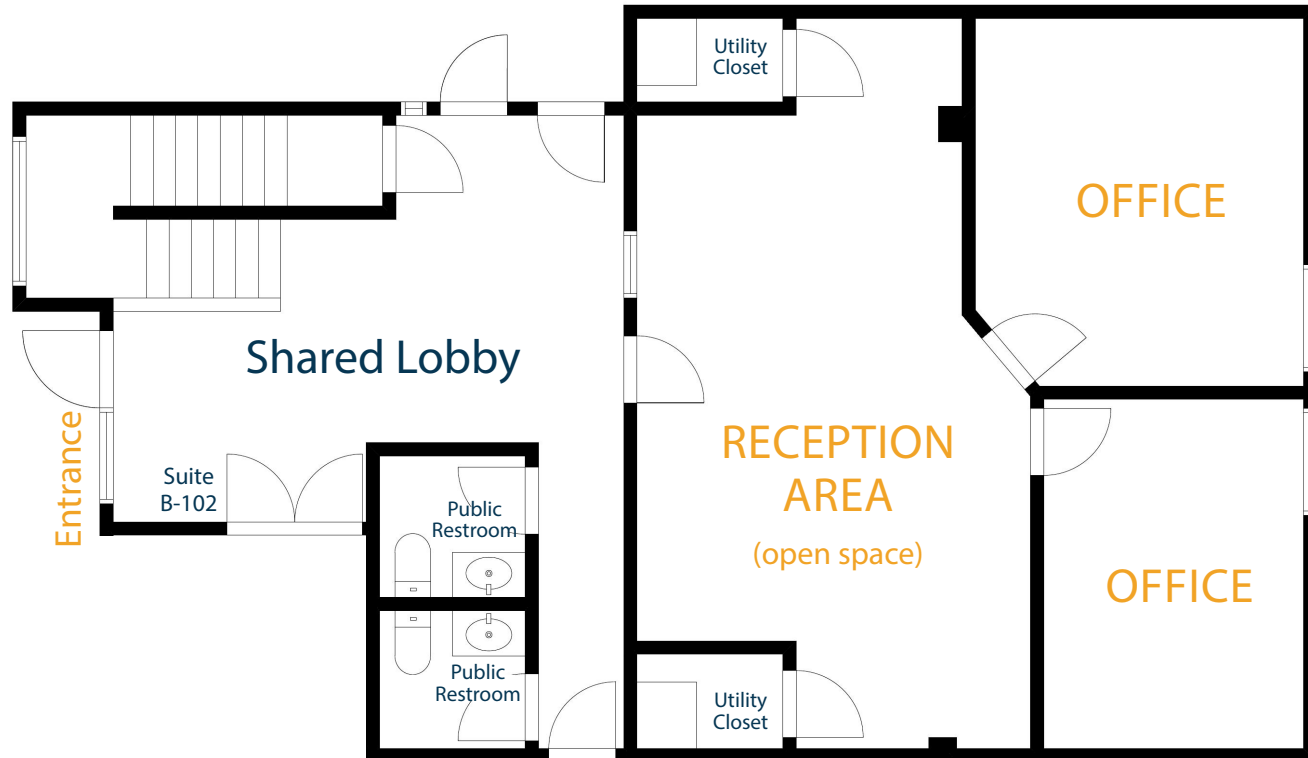


**760 WHALERS WAY**  
**B-101 & B-102**  
**FORT COLLINS, CO 80525**

# PROPERTY PHOTOS SUITE B-101



# B-101 FLOOR PLAN



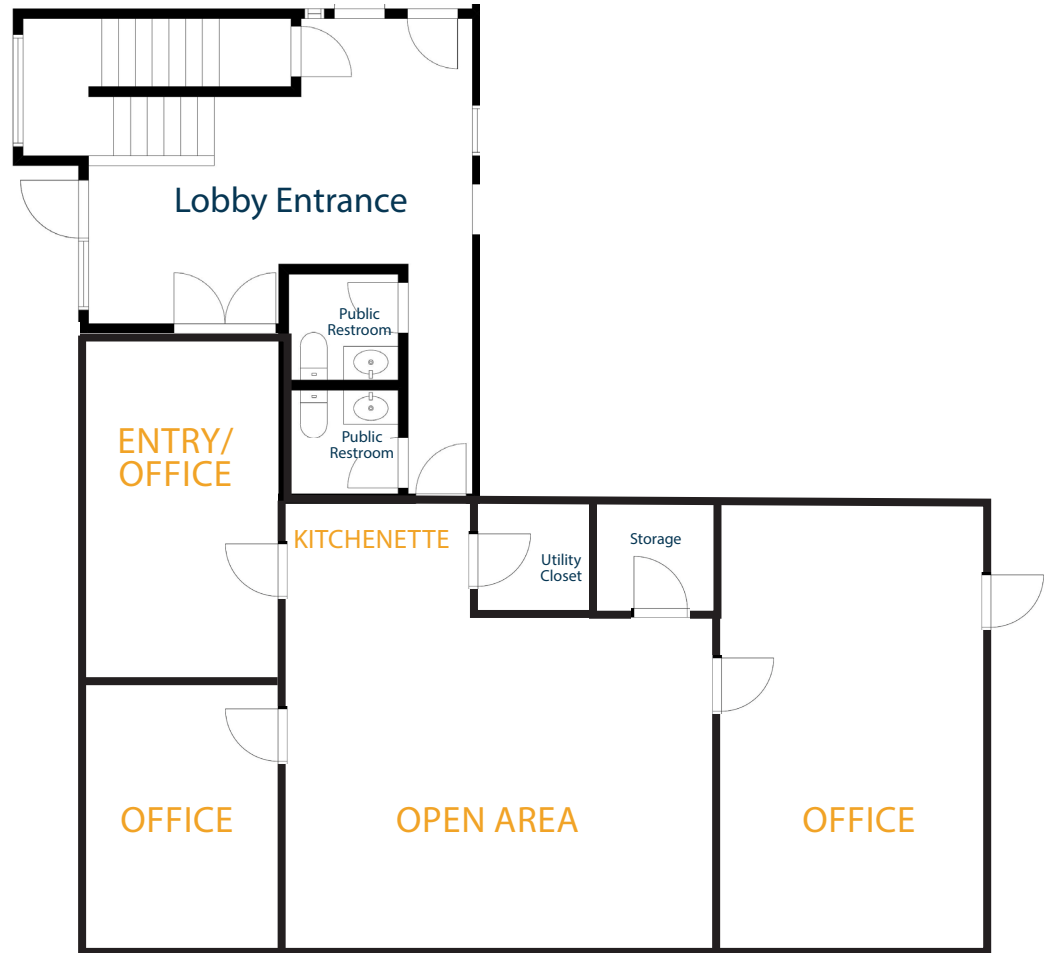
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# PROPERTY PHOTOS SUITE B-102



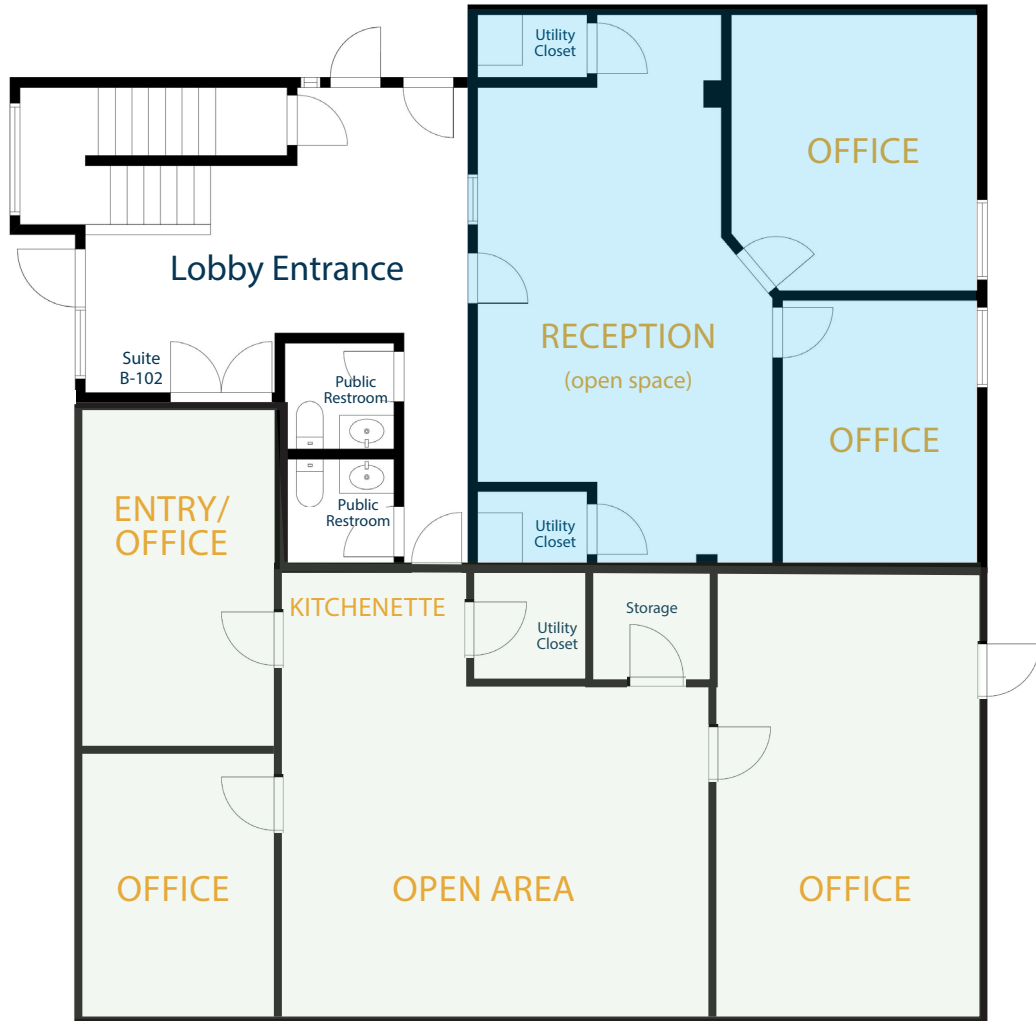
# B-102 FLOOR PLAN



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# COMBINED FLOOR PLAN

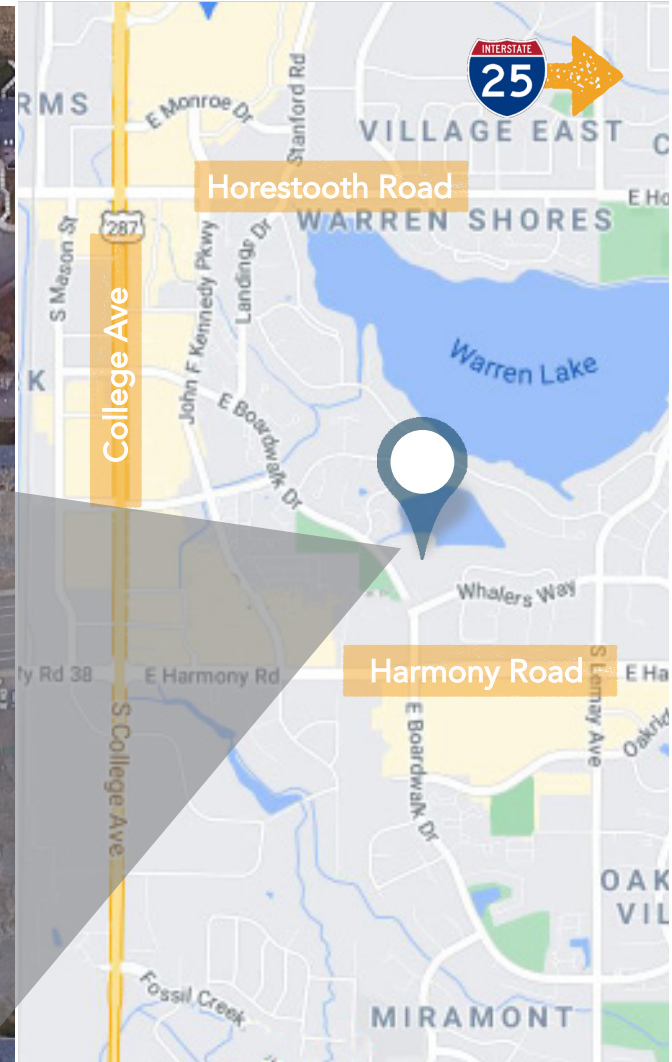


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AREA MAPS

760 Whalers Way Bldg B



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