

608 E HARMONY
SUITE 202
FORT COLLINS, CO 80525



Space Available:

Lease Rate:

NNN Rate:

Suite #202: **1,955 SF**

\$19.50 / SF

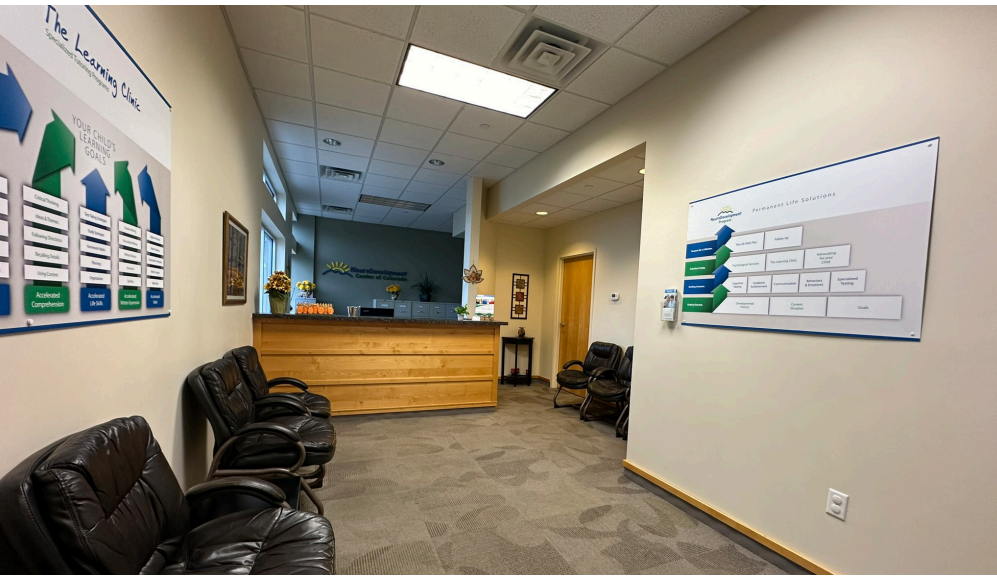
\$15.25 / SF*
utilities included
(*2024 estimate)

EXCELLENT BUILDING VISIBILITY LOCATED OFF HARMONY AND BOARDWALK CORRIDOR

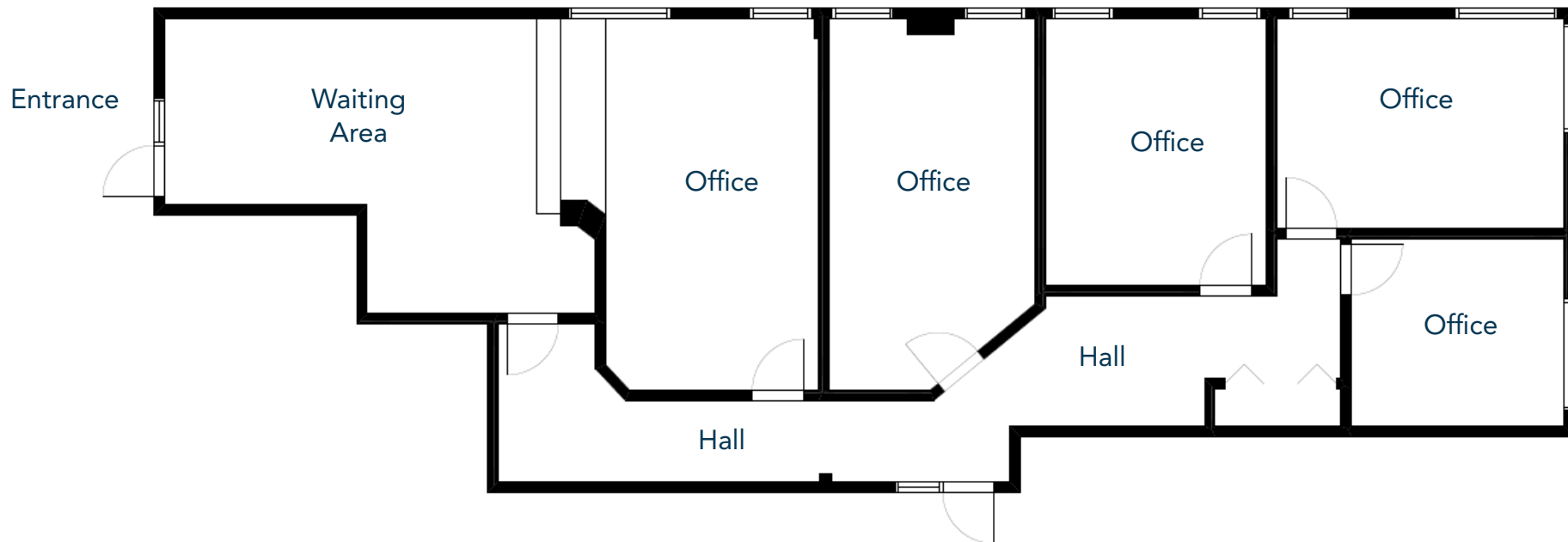
- Large professional medical office space with reception area, offices/exam areas
 - Large windows provide an abundance of natural light and mountain views
 - Prominent building signage with high visibility from Harmony Road
 - Video surveillance in main lobby on first floor and surrounding exterior
 - Auto magnetic lock access
 - Ample on site parking - 45 total spaces
 - Heated entrance and sidewalk
 - Exterior picnic area for tenant use



PROPERTY PHOTOS—SUITE #202



FLOORPLAN—SUITE #202



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Nick Norton • 970-213-3116 • nnorton@waypointRE.com

JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.