

Suite #302 3,527 SF Lease Rate \$17.50/SF NNN **NNN** Rate

\$13.63/SF

2025 estimate

#### SPACIOUS OFFICE SUITE FOR LEASE IN A WELL-ESTABLISHED FORT COLLINS AREA

- Spacious office suite featuring a welcoming reception area, open co-working space,
   (4) private offices, a conference room, (2) storage/mailrooms, a large kitchen and breakroom with dining space, and access to a private deck with stairs leading to ground level.
- Shared restrooms & elevator access, private shower are all located directly outside the suite.
- Electronic directory board at the main entrance provides easy navigation for clients.
- Conveniently located off South Timberline Road, just south of East Prospect Road, and surrounded by a diverse mix of retail and business establishments.

2121 MIDPOINT DR
Suite #302
FORT COLLINS, CO 80525

- Electric & Gas are separately metered.
- Trash & Sewer are included in association dues.



# **PROPERTY PHOTOS**







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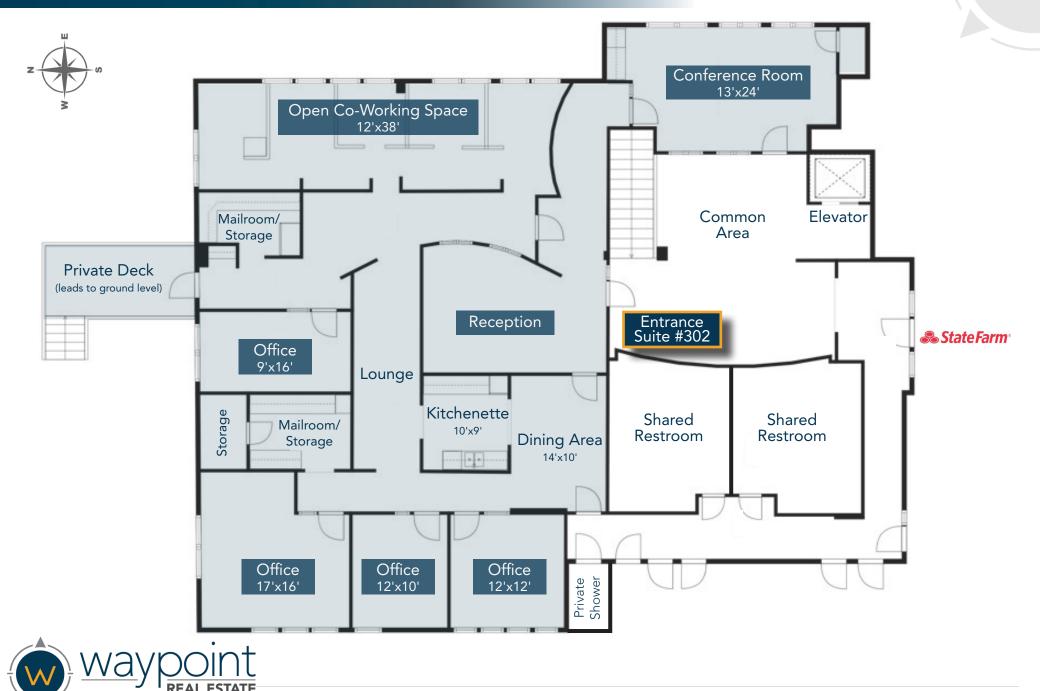








## **FLOORPLAN**



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## **AREA MAP**





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