

2721 COUNCIL TREE AVE  
FORT COLLINS, CO 80525  
BUILDING 300



**Space Available:**

**Lease Rate:**

**NNN Rate:**

#203:	4,547 SF	\$22.25 / SF	\$11.84 / SF* +\$0.25 / SF for trash services (*2024 estimate)
#208:	3,960 SF	\$22.00 / SF	
#218:	2,179 SF	\$21.00 / SF	
#224:	1,893 SF*	\$22.25 / SF	
#230:	2,752 SF*	\$22.25 / SF	
#236:	6,820 SF*	\$22.00 / SF	

\*Suites #224 - #236: Ability to combine units up to 11,465 SF

*RANGE OF MODERN OFFICE SUITES AVAILABLE FOR LEASE ALONG HARMONY CORRIDOR*

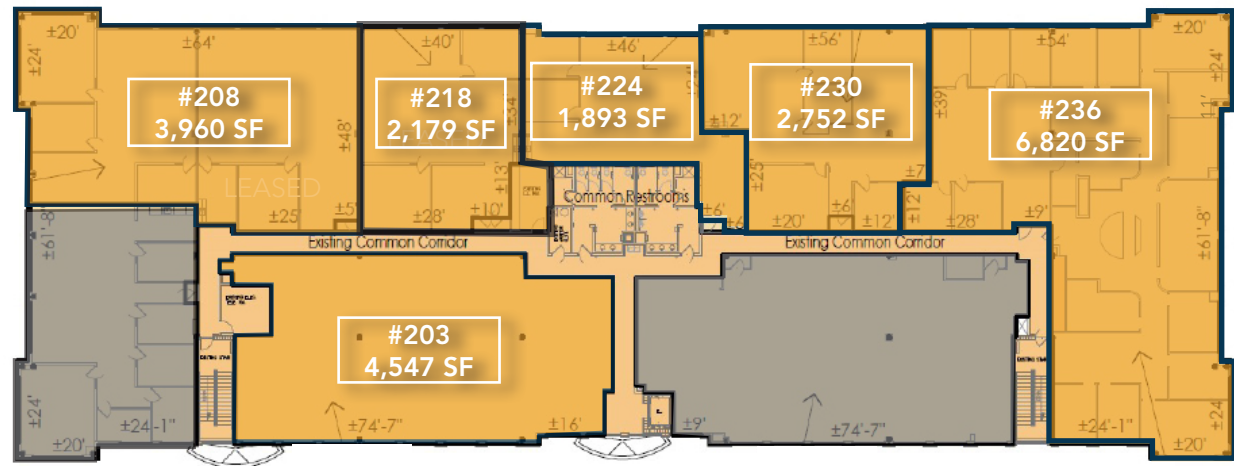
- Professional, spacious 2nd-floor office suites with private offices, reception area, conference room, breakroom, print/copy room, open space, secure storage and access to shared restrooms (see below for individual layouts)
- Close proximity to I-25 offers easy regional access
- Surrounded by retail shopping and restaurants
- Large shared parking lot



# BUILDING FLOOR PLAN



## BUILDING 300 - LEVEL 2



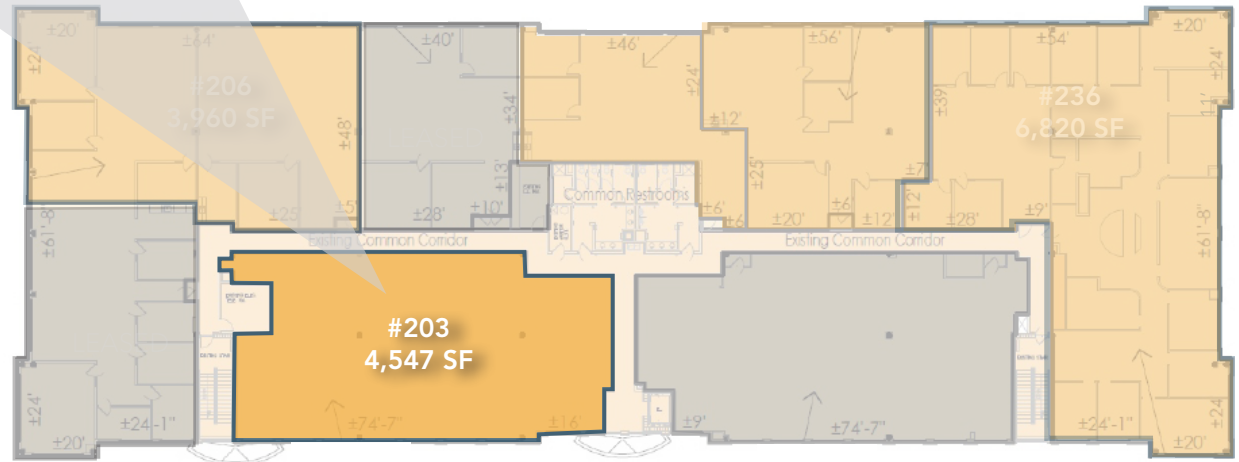
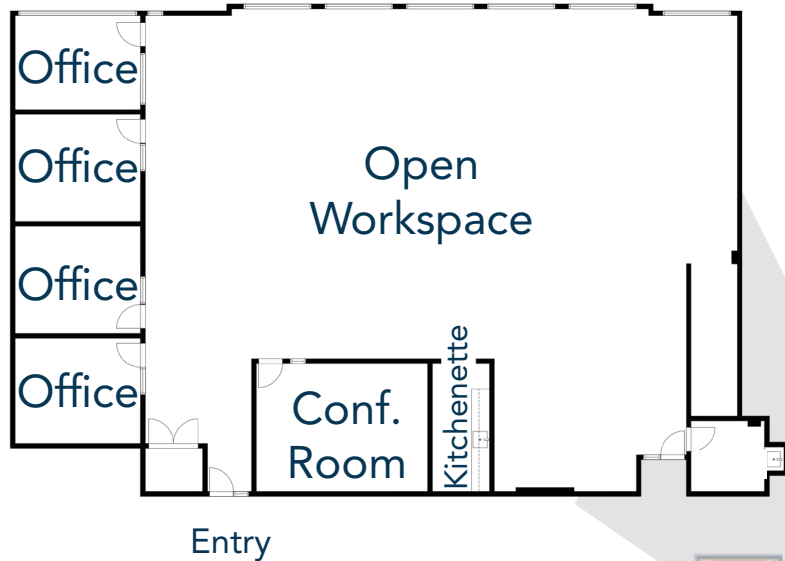
# PROPERTY PHOTOS: SUITE 203



# FLOORPLAN: BLDG 300 - SUITE 203

Suite 203: **4,547 SF**

Available: **NOW**



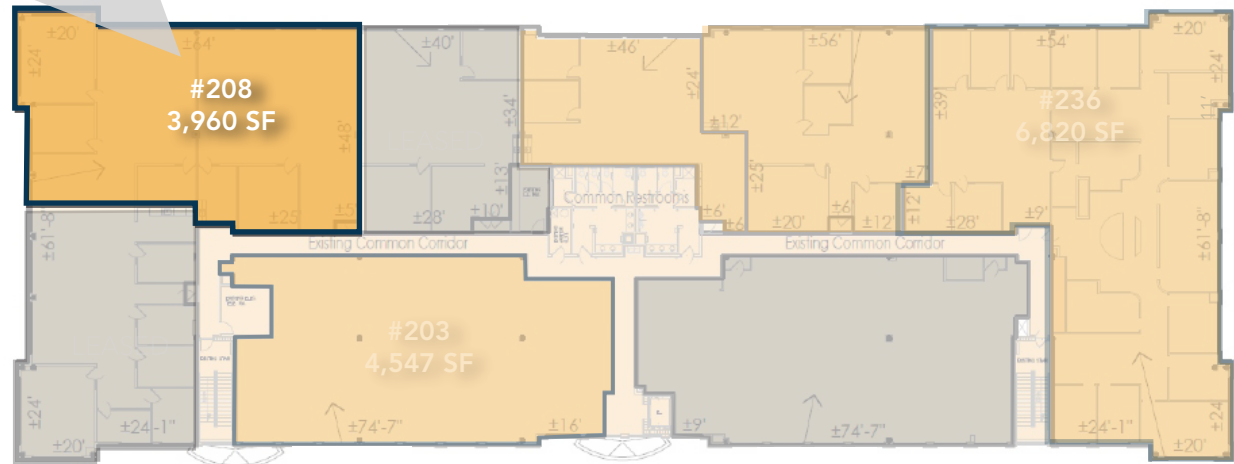
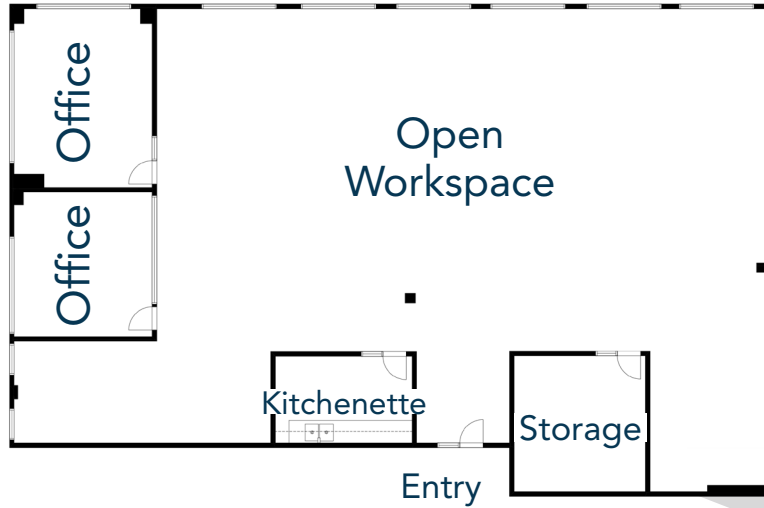
# PROPERTY PHOTOS: SUITE 208



# FLOORPLAN: BLDG 300 - SUITE 208

Suite 208: **3,960 SF**

Available: **NOW**



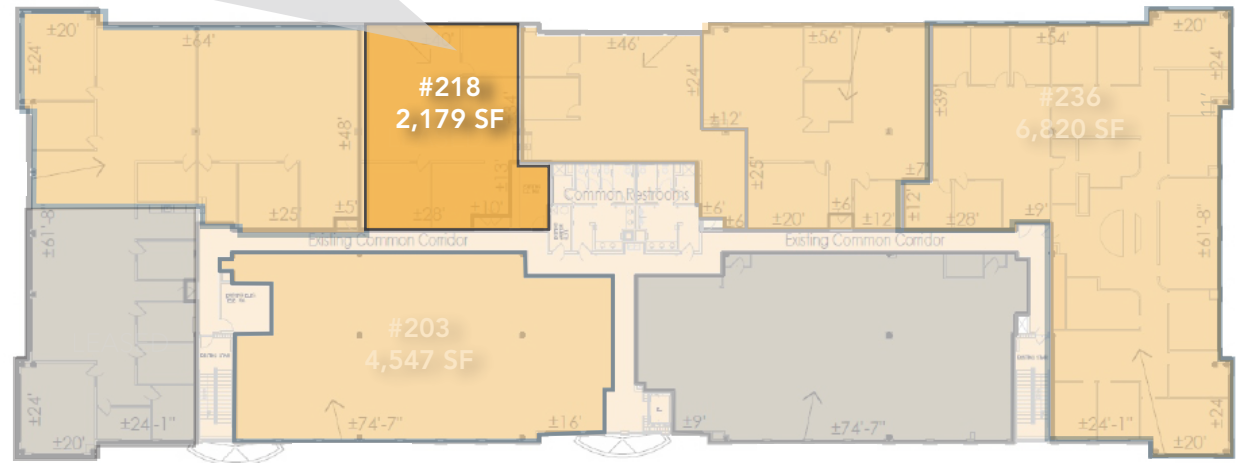
# PROPERTY PHOTOS: BLDG 300 / SUITE 218



# FLOORPLAN: BLDG 300 - SUITE 218

Suite 218: **2,179 SF**

Available: **NOW**





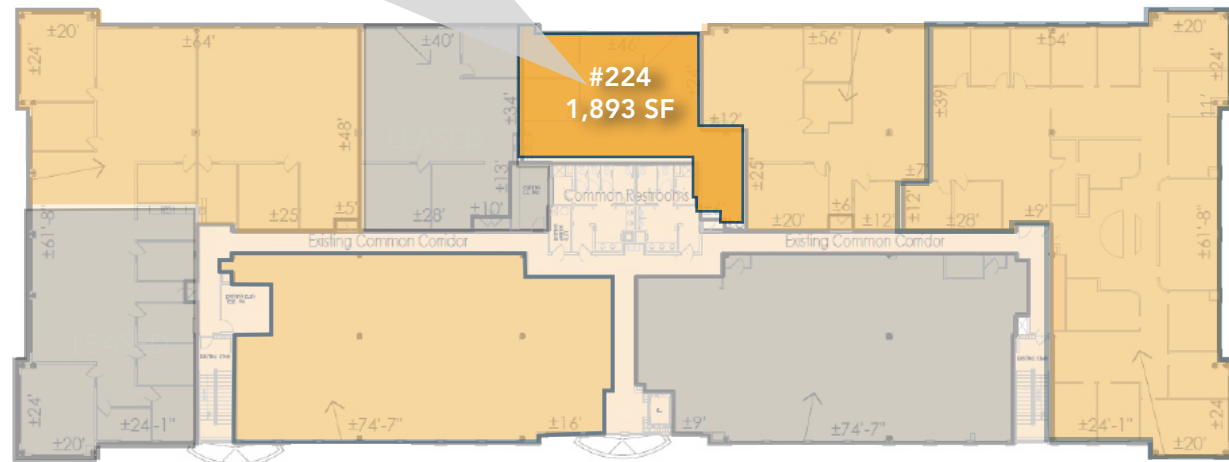
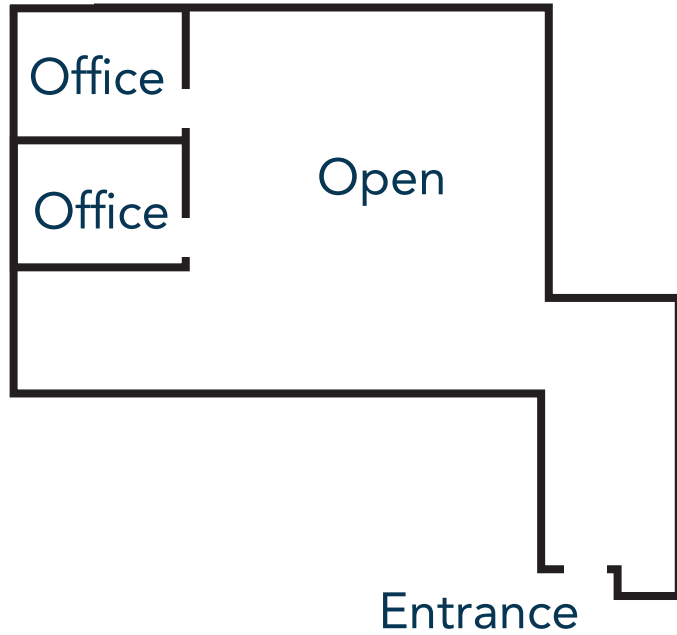
# PROPERTY PHOTOS: SUITE 224



# FLOORPLAN: BLDG 300 / SUITE 224

Suite 224: **1,893 SF**

Available: **NOW**



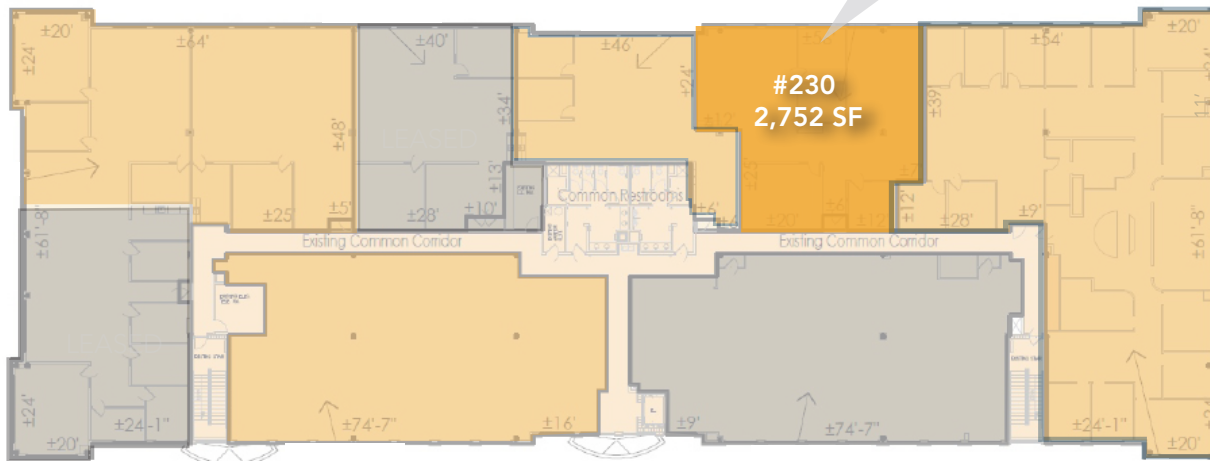
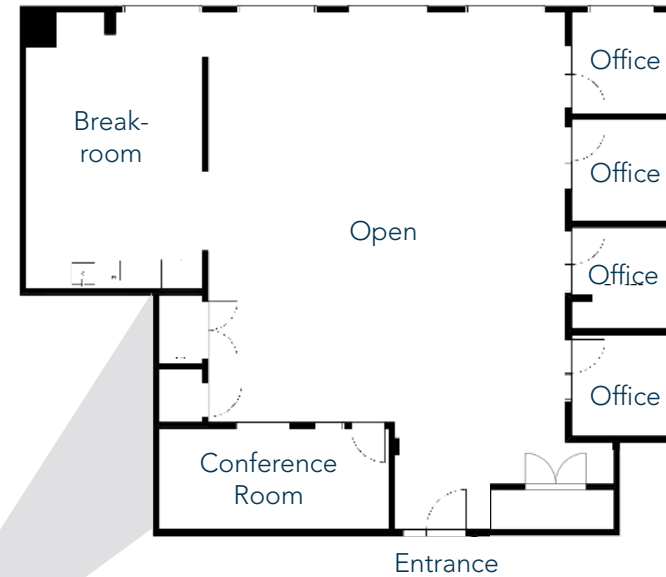
# PROPERTY PHOTOS: BLDG 300 / SUITE 230



# FLOOR PLAN: BLDG 300 / SUITE 230

Suite 230: **2,752 SF**

Available: **NOW**

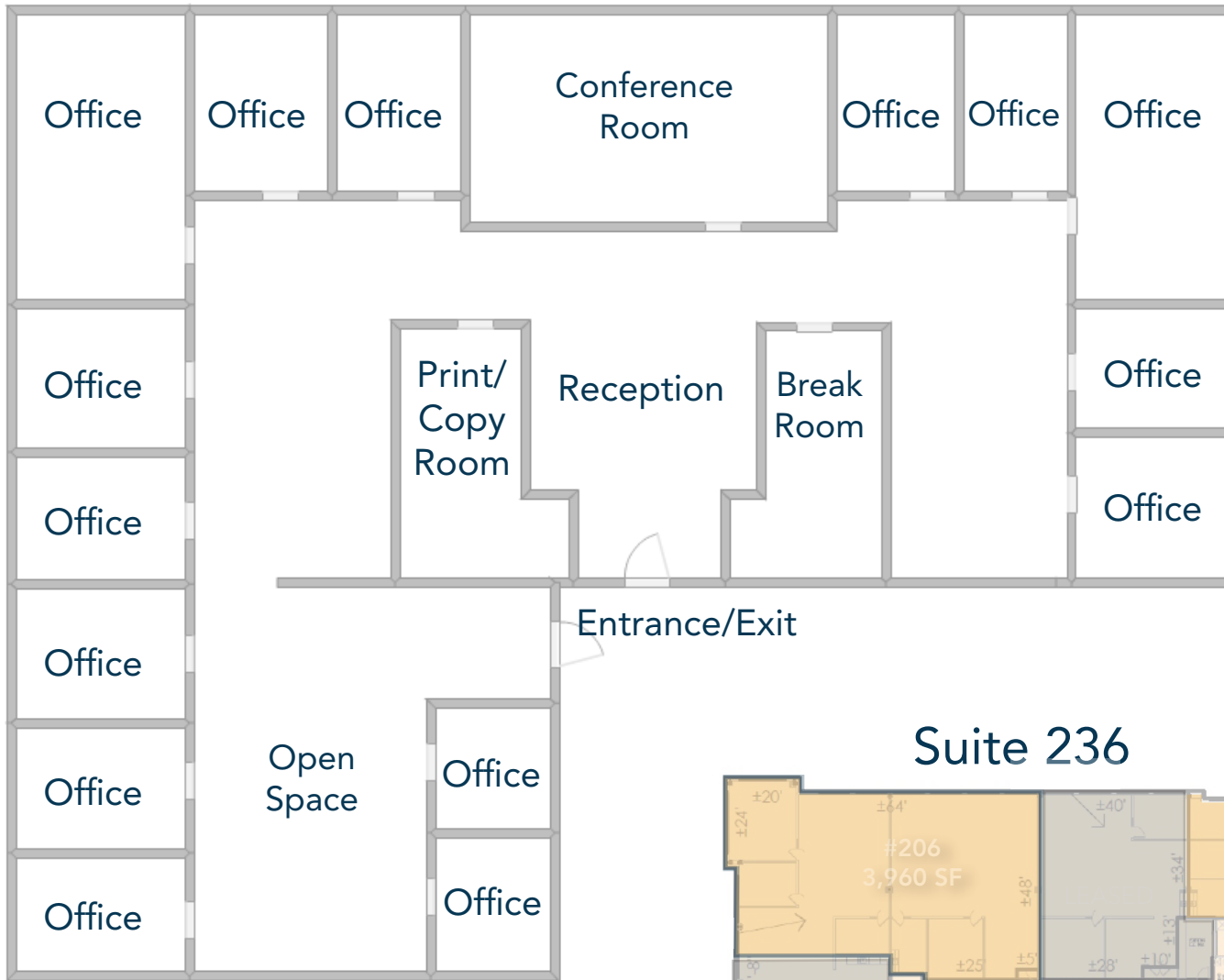


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

# PROPERTY PHOTOS: SUITE 236

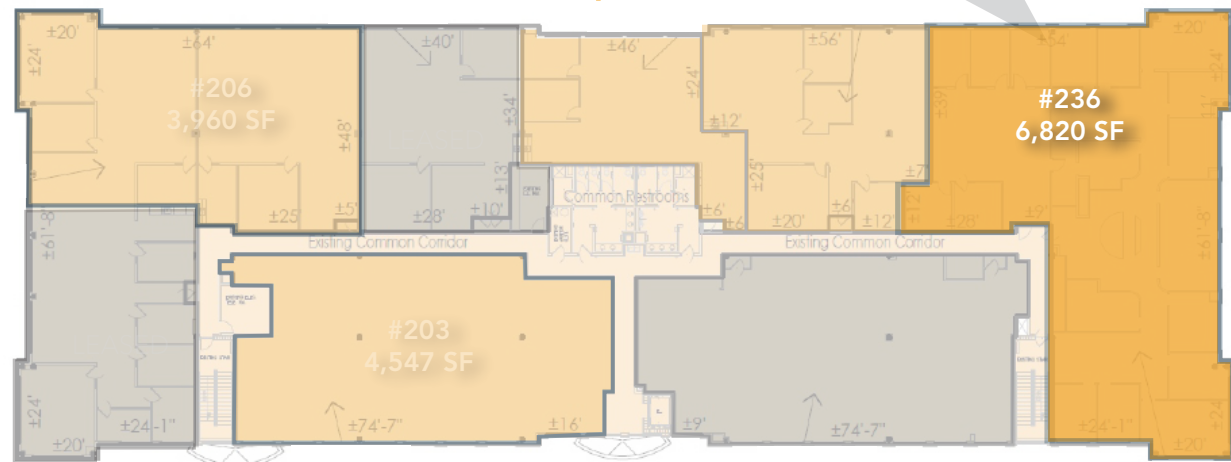


# FLOOR PLAN: BLDG 300 - SUITE 236



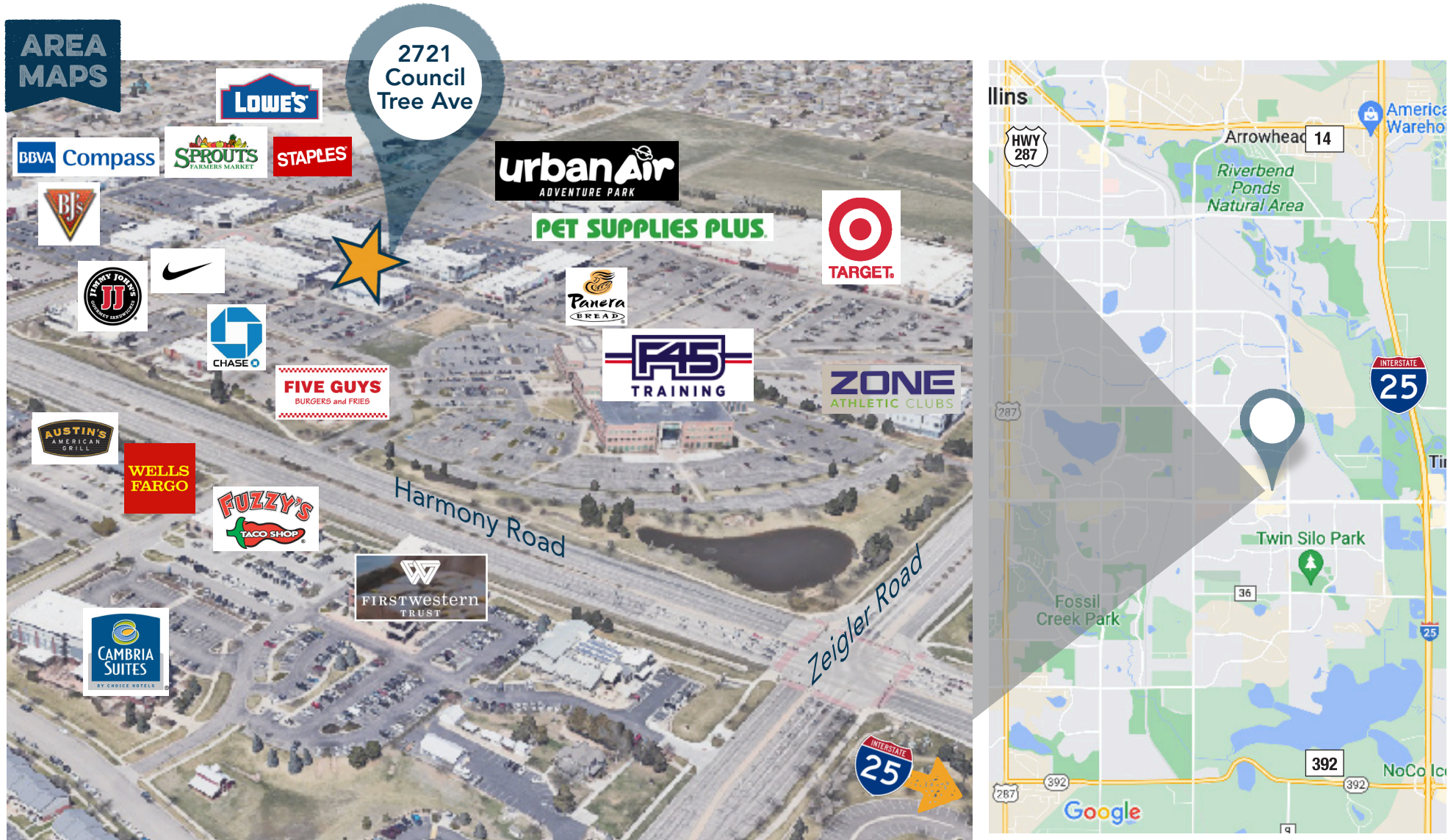
**Available:  
NOW**

**Suite 236 6,820 SF**



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.

# FRONT RANGE VILLAGE



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](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)