



323 W DRAKE STREET  
FORT COLLINS, CO 80526

Suite 104

Lease Rate  
**\$12.50 / SF NNN**

NNN Rate  
**\$10.80 / SF**  
*Utilities Included*

**1,439 SF**

Sales Price  
**\$320,000**

Price / SF  
**\$222.38 / SF**

*COLLABORATIVE WORK SPACE IN MIDTOWN FORT COLLINS*

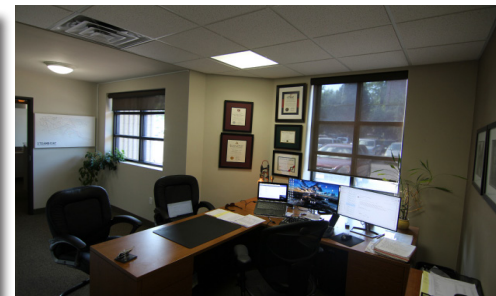
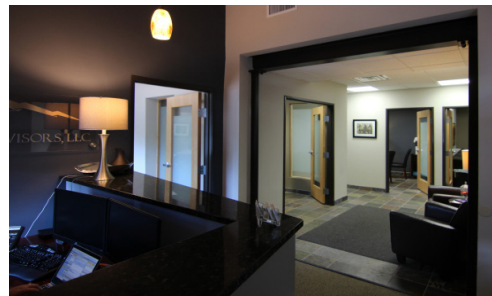
- Five Private Offices, Kitchenette, Reception Area
- Large Windows Throughout for Abundance of Natural Light
- Central Fort Collins location
- Ample Parking



A Combined Sale of Suite  
104 and Suite 224 is  
available for a total of  
2,483 SF.  
Combined Sale Price is  
\$540,000



## FLOOR PLAN





# FIVE OFFICES





323 W DRAKE ST, UNIT 104



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