

Space Available:

1,080–3,640 SF

Lease Rate:

\$16.00/SF NNN

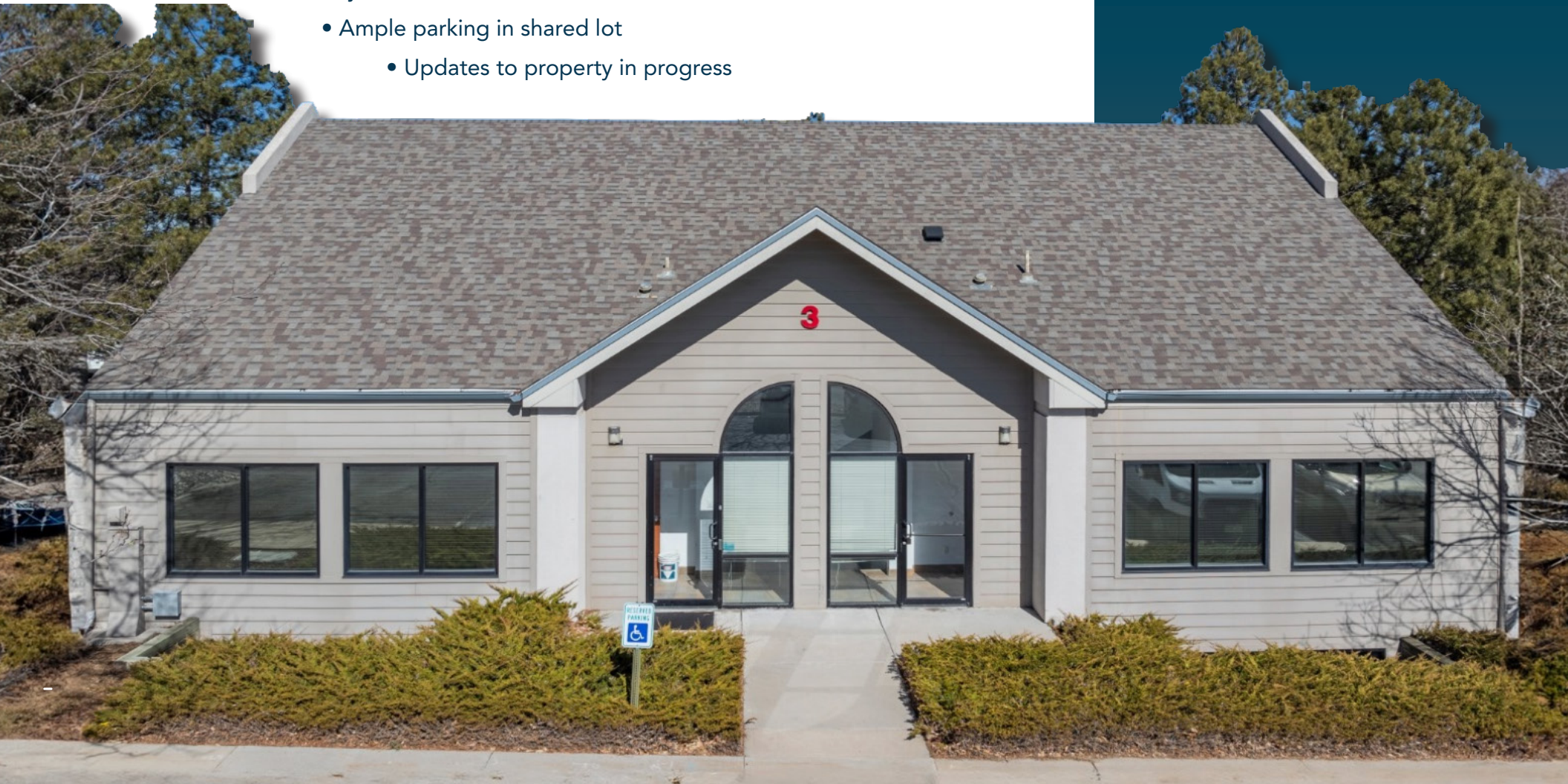
NNN Rate:

\$8.33/SF

(2024 estimate. Utilities included.)

OFFICE SUITE AVAILABLE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

- Property consists of multiple private offices, conference rooms, open work space, & private restrooms
 - Centrally located in Fort Collins
 - Ample parking in shared lot
 - Updates to property in progress





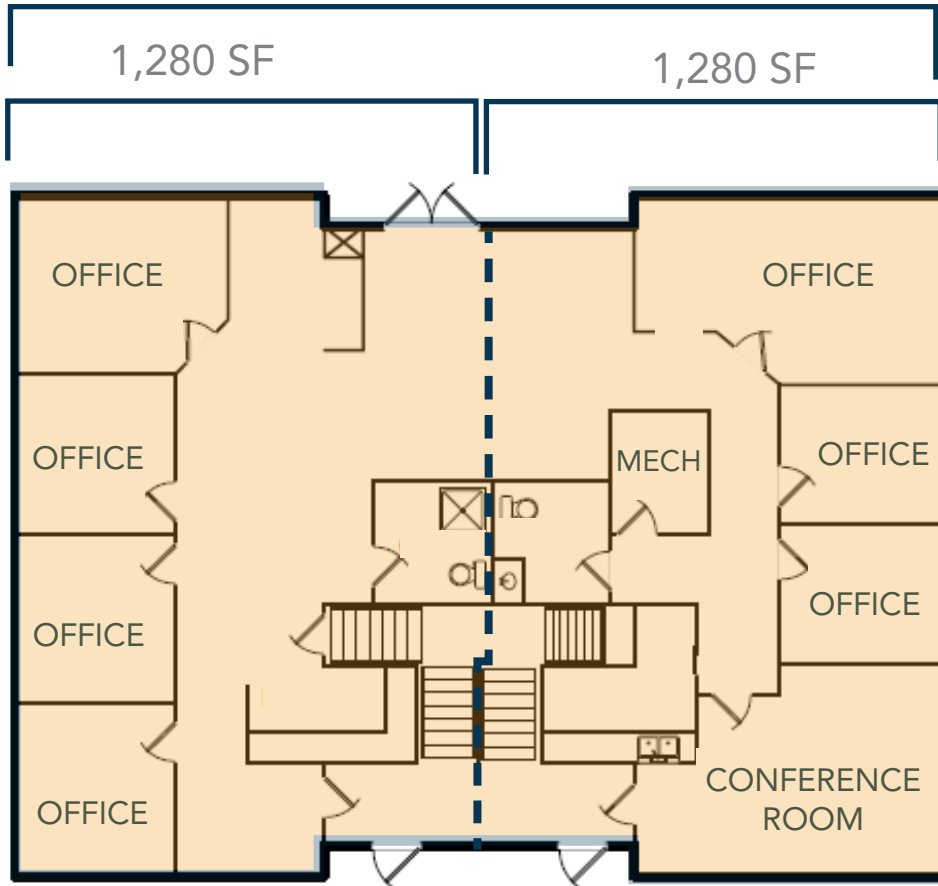
PROPERTY PHOTOS



UNIT & SIZE OPTIONS

1ST FLOOR

2,560 SF

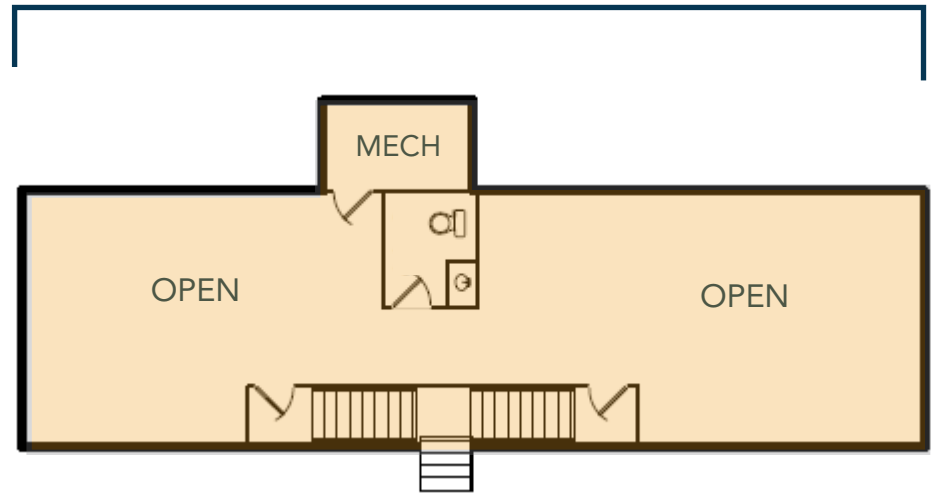


UNIT 1

UNIT 2

2ND FLOOR/MEZZANINE

1,080 SF



UNIT 3

TOTAL SPACE AVAILABLE:

3,640 SF

AREA MAPS



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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.