



Space Available:

Lease Rate:

NNN Rate:

Unit B | 1,280 SF

\$16.00/SF NNN

\$9.21/SF

Unit C | 1,280 SF

\$16.00/SF NNN

**2025 estimate
(Utilities included)*

Units can be combined. 1,280–2,560 SF.

FIRST FLOOR OFFICE SUITES AVAILABLE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

Unit B

- (4) private offices and (1) private restroom
- Welcoming reception area with built-in desk
- Spacious open area/lounge near rear exit

Unit C

- (3) private offices, (1) private restroom, kitchenette
- Large entry foyer with waiting/reception space
- Expansive open work/lounge area at the back

- Highly accessible location off College Ave and Boardwalk Dr in Fort Collins.
 - Ample parking in shared lot

**300 BOARDWALK DR.
Building #3
Units B & C
FORT COLLINS, CO 80525**

**(2) 1,280 SF
TURNKEY OFFICE SUITES
ON FIRST FLOOR**



FLOORPLAN

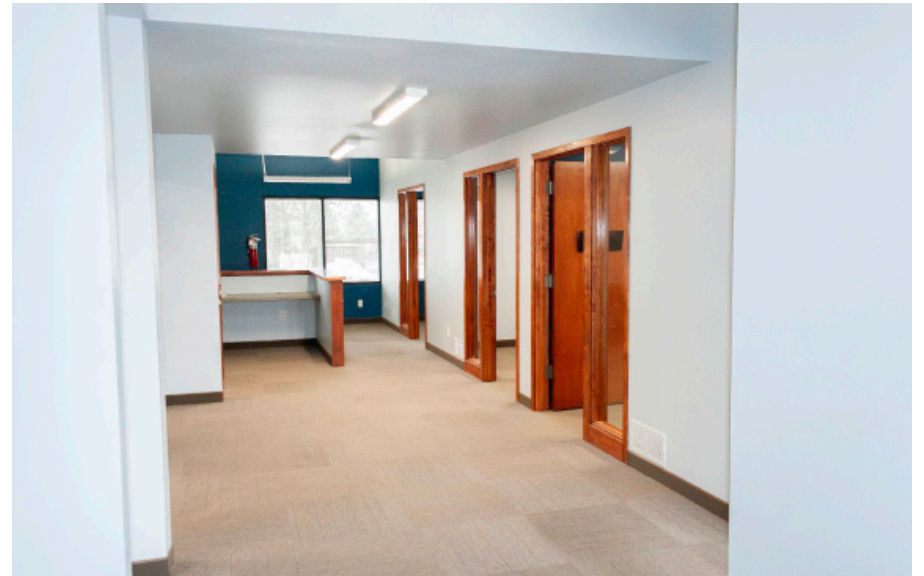
Unit B SF: 1,280

Unit C SF: 1,280

Combined SF: 1,280–2,560



UNIT B — PHOTOS



UNIT C — PHOTOS



BUILDING #3 — AERIAL & EXTERIOR PHOTOS







CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com
Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

NICK NORTON, CCIM / JAKE ARNOLD
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.