

2721 COUNCIL TREE AVE
FORT COLLINS, CO 80525



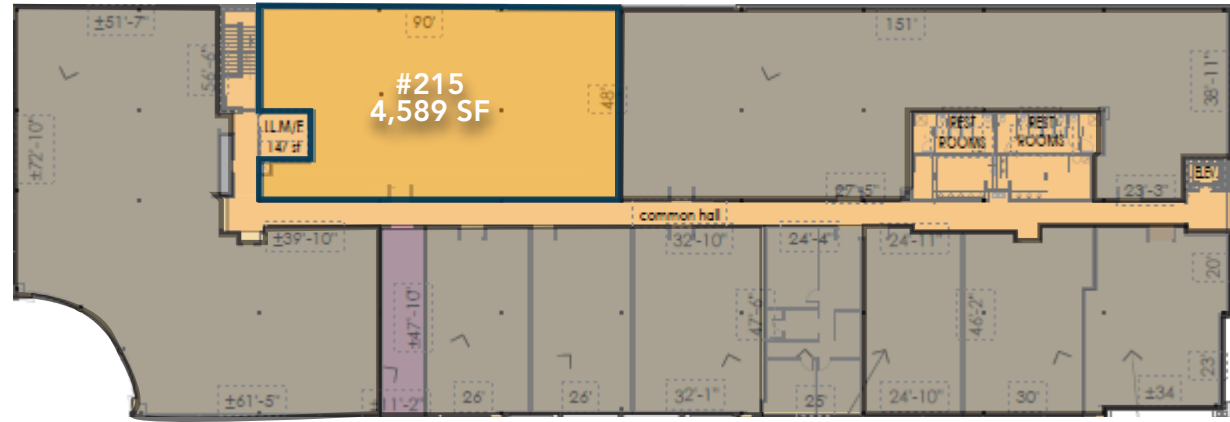
	Space Available:	Lease Rate:	NNN Rate:
<u>Bldg 100</u>	#215: 4,589 SF	\$23.46 / SF	\$11.84 / SF* +\$0.25 / SF for trash services (*2024 estimate)
<u>Bldg 300</u>	#203: 4,547 SF	\$22.25 / SF	
	#206: 3,960 SF	\$22.00 / SF	
	#236: 6,820 SF	\$22.00 / SF	

RANGE OF MODERN OFFICE SUITES AVAILABLE FOR LEASE ALONG HARMONY CORRIDOR

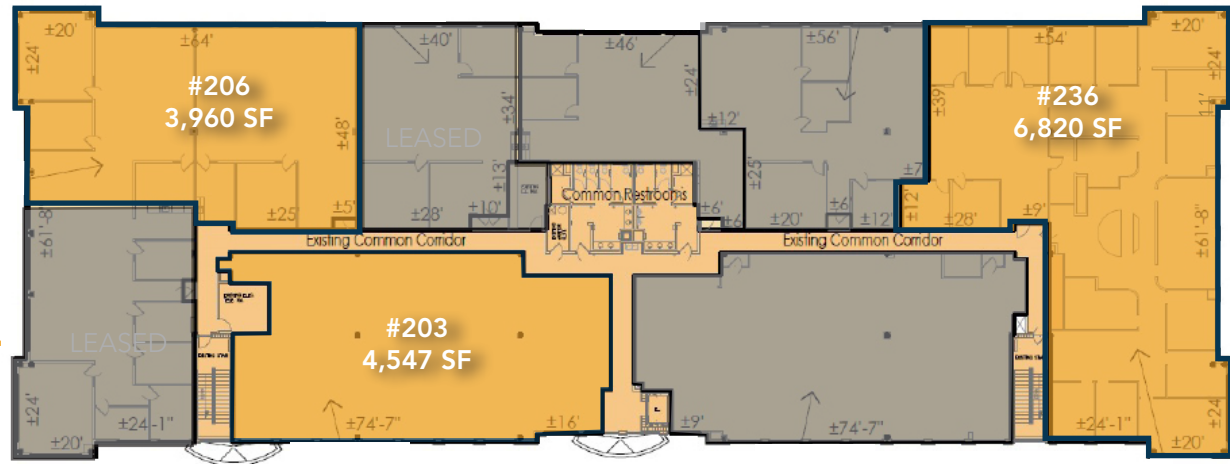
- Professional, spacious 2nd-floor office suites with private offices, reception area, conference rooms, breakrooms, print/copy rooms, open space, secure storage and access to shared restrooms (see below for individual layouts)
- Close proximity to I-25 offers easy regional access
- Surrounded by retail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



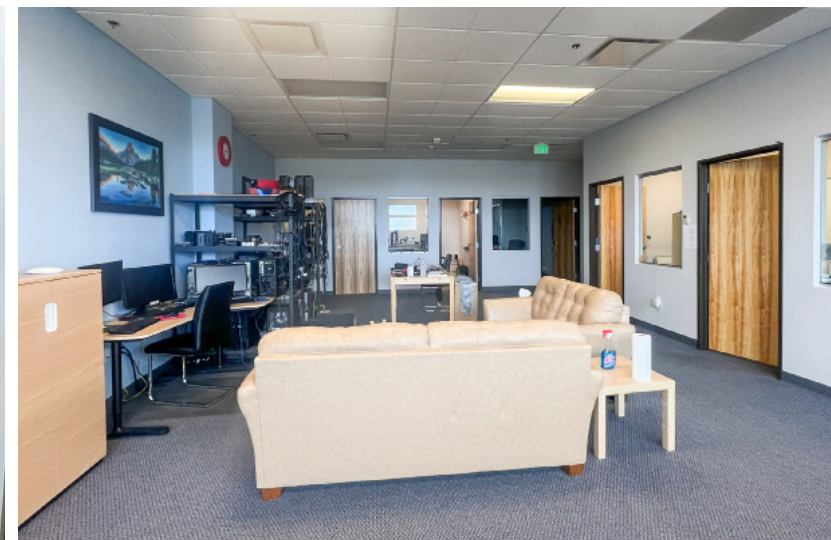
BUILDING 100 - LEVEL 2



BUILDING 300 - LEVEL 2



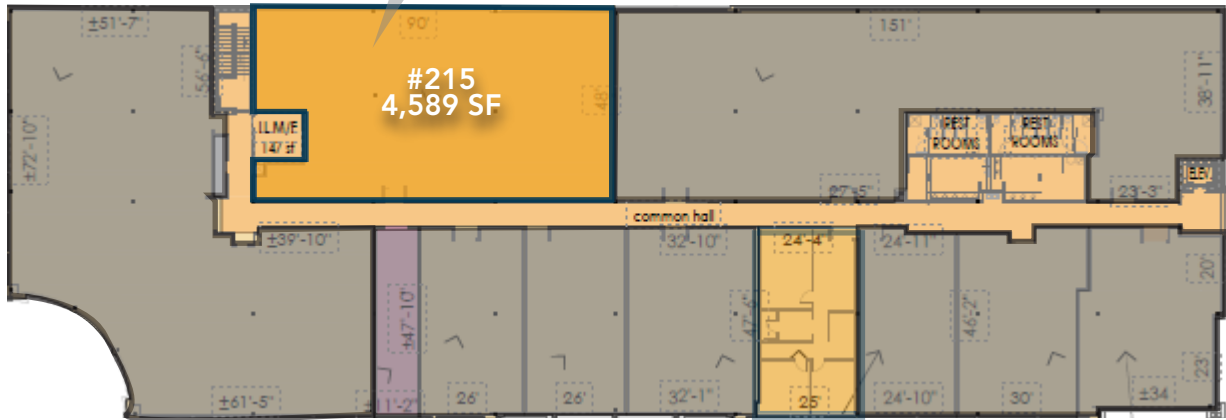
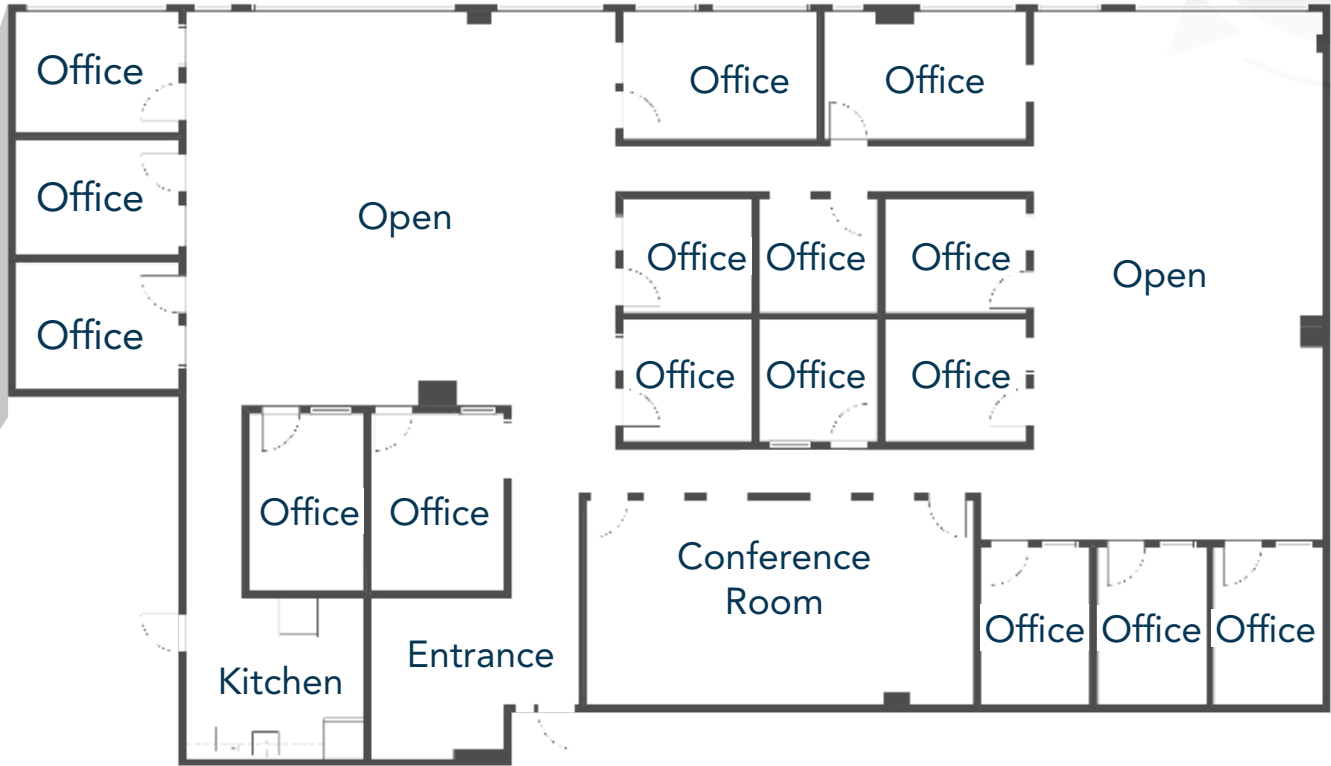
PROPERTY PHOTOS: SUITE 215



FLOORPLAN: BLDG 100 - SUITE 215

Suite 215: 4,589 SF

Available: 11/30/24



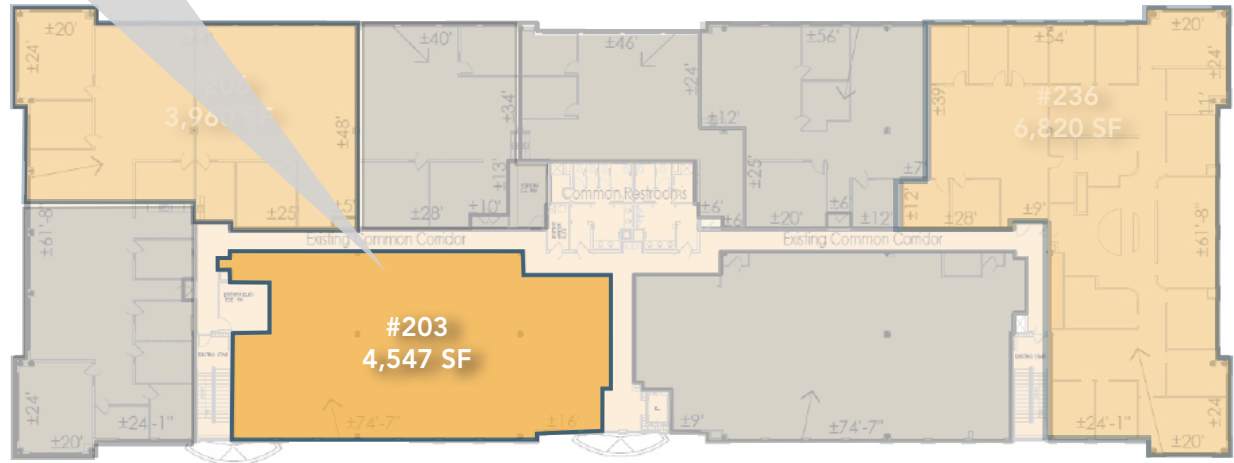
Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

FLOORPLAN: BLDG 300 - SUITE 203

Suite 206: **4,547 SF**

Available: **NOW**

*Floorplan + photos
coming soon!*



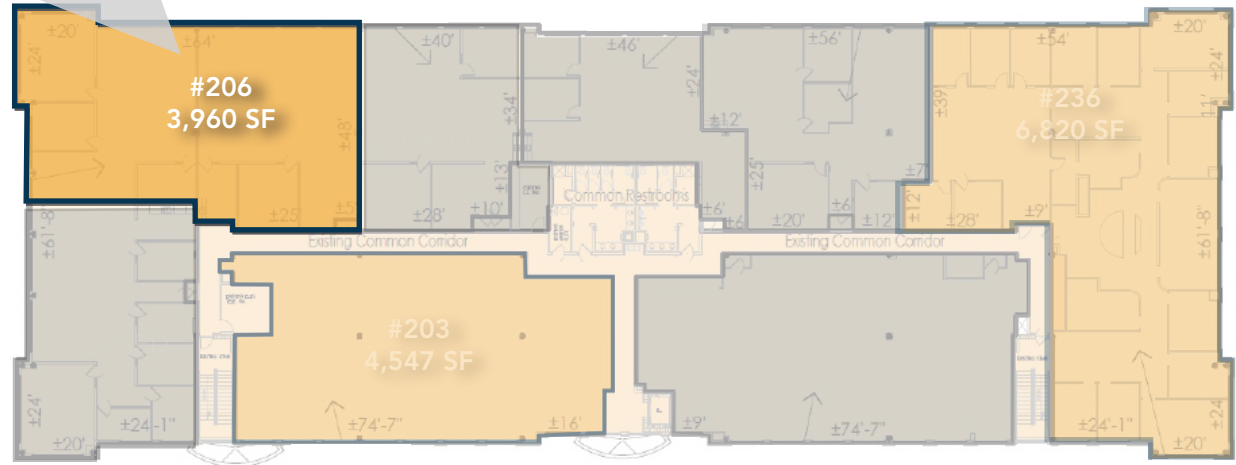
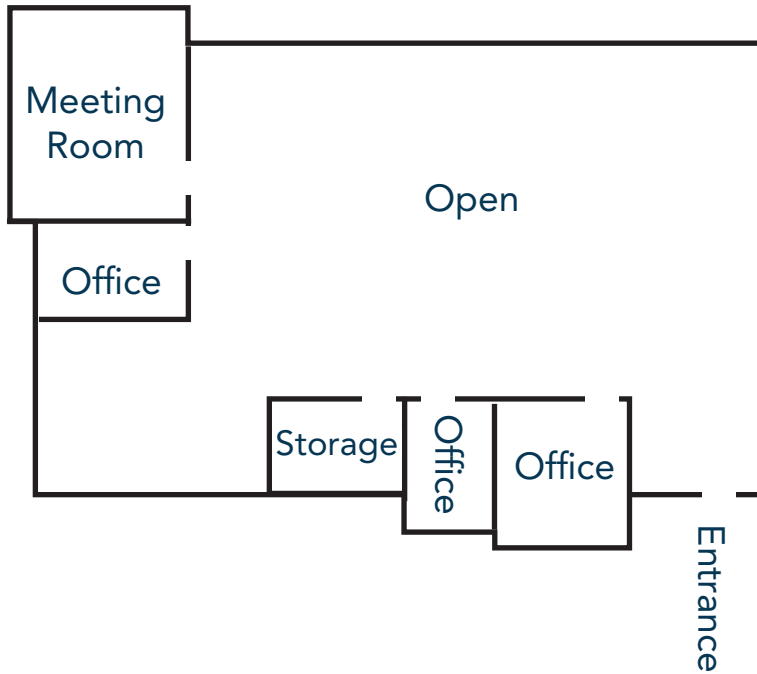
PROPERTY PHOTOS: SUITE 206



FLOORPLAN: BLDG 300 - SUITE 206

Suite 206: **3,960 SF**

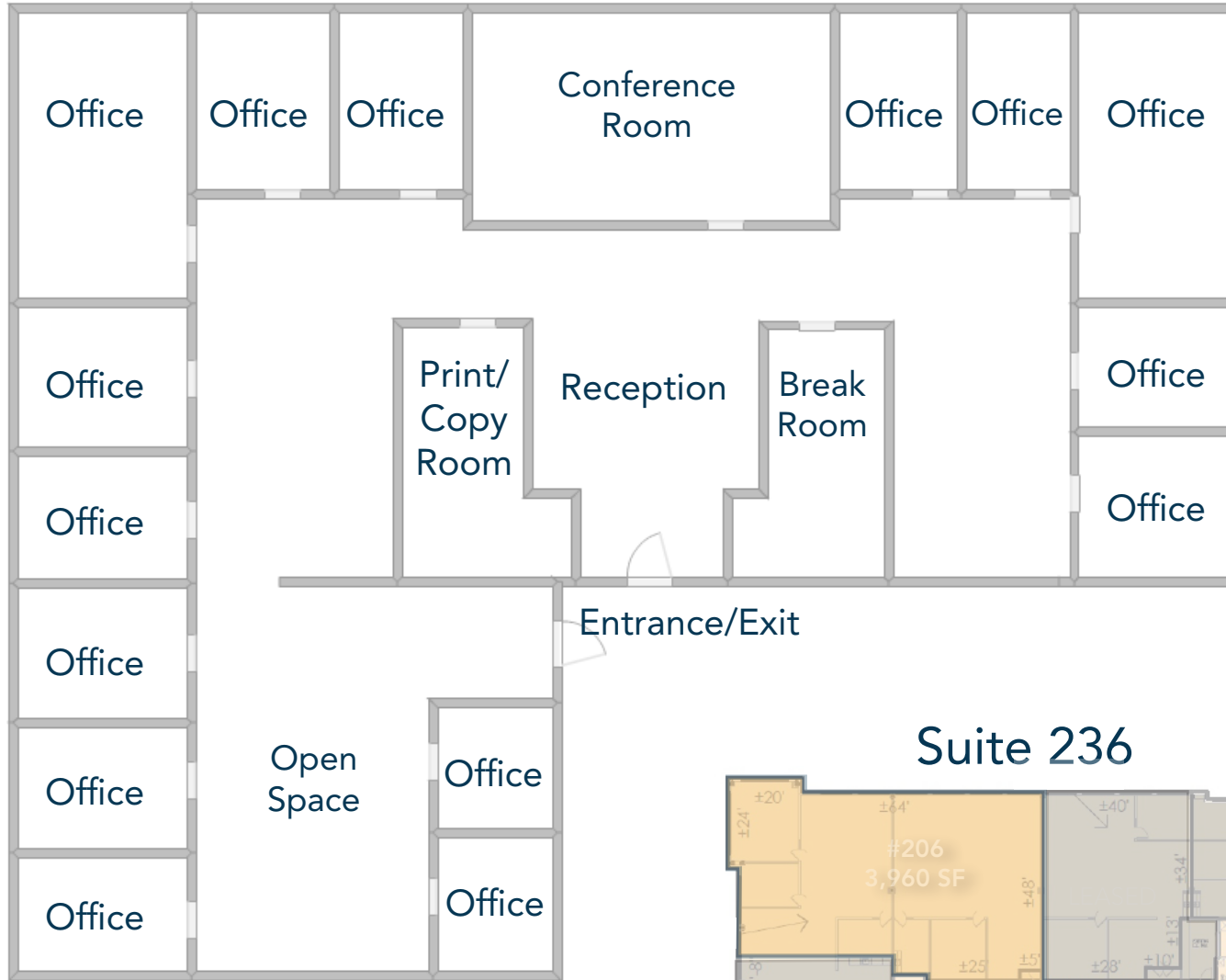
Available: **NOW**



PROPERTY PHOTOS: SUITE 236

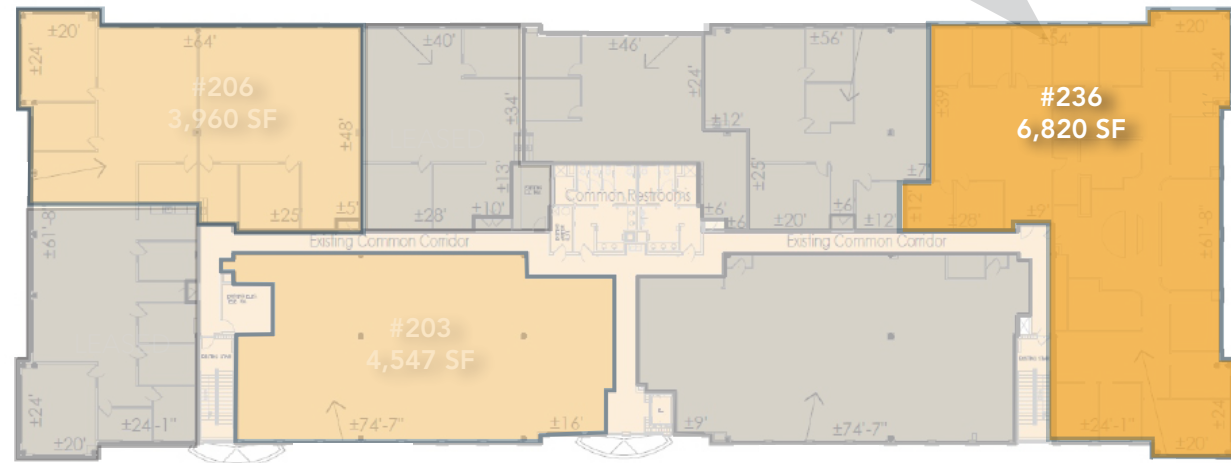


FLOOR PLAN: BLDG 300 - SUITE 236



**Available:
NOW**

Suite 236 6,820 SF

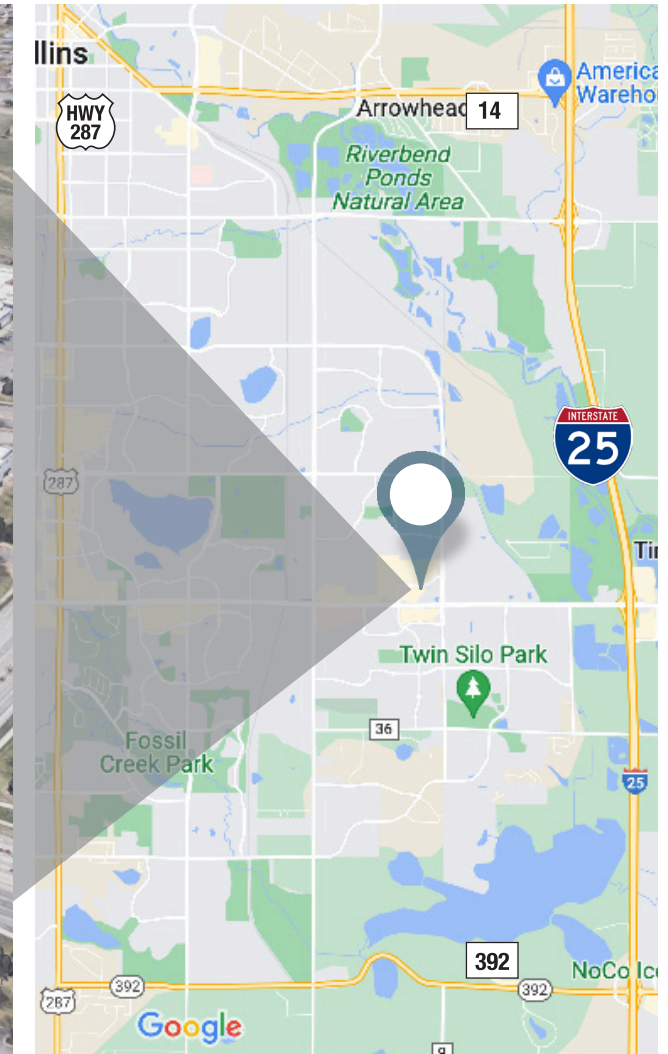


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