

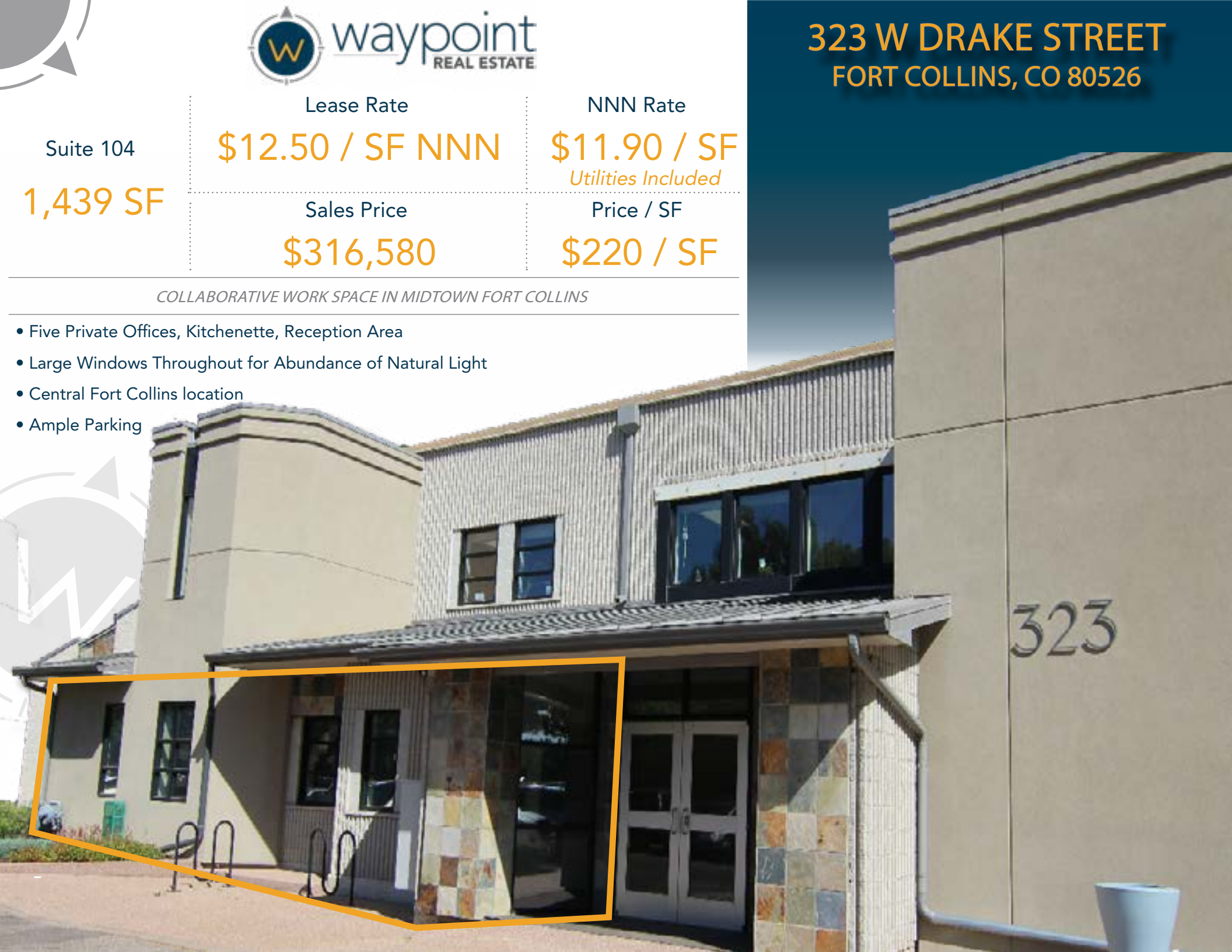


323 W DRAKE STREET
FORT COLLINS, CO 80526

Suite 104	Lease Rate	NNN Rate
1,439 SF	\$12.50 / SF NNN	\$11.90 / SF <i>Utilities Included</i>
	Sales Price	Price / SF
	\$316,580	\$220 / 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 \$535,820



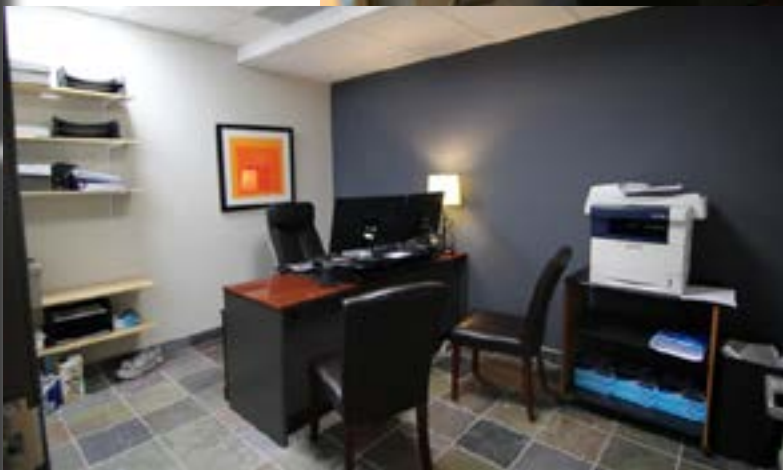
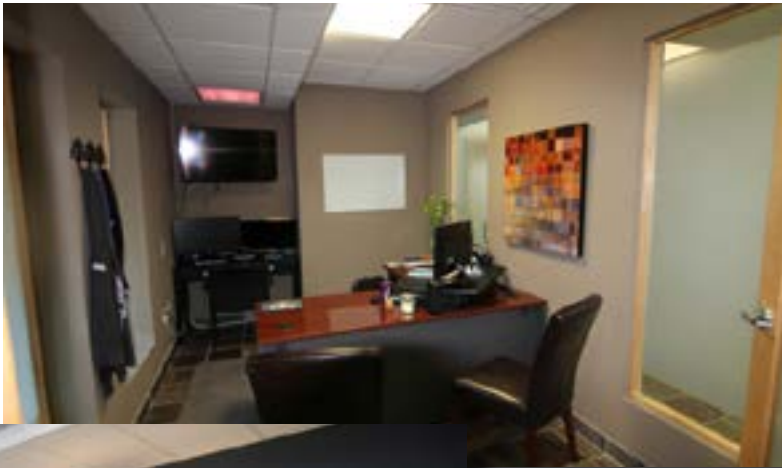
Suite 224
1,044 SF



FLOOR PLAN



FIVE OFFICES





CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

CONTACT: David Katz • 970-481-5808 • dkatz@waypointRE.com

