

Space Available:

3,712 SF

Lease Rate:

\$39.00/SF NNN

NNN Rate:

\$21.92/SF

PRIME RESTAURANT SPACE FOR LEASE ALONG HARMONY CORRIDOR

- Restaurant space for lease in coveted location along Harmony Corridor
- Property consists of a waiting area, multiple private restrooms, large open dining space, kitchen and food preparation areas, walk-in cooler, and outdoor patio
- Walking distance to countless retail, restaurant and lifestyle amenities



PROPERTY INFORMATION

Lease Rate:	\$39.00/SF
NNN Rate:	\$21.92/SF (See table for breakdown)
Address:	2909 E Harmony Rd, Fort Collins
Parking:	Shared Lot
Space Available:	3,712 SF
Building Square Footage:	9,527 SF
Association:	Preston Center Owners Association
Utilities:	Electric/Gas - Separately Metered <i>*not included in NNN Rate</i>

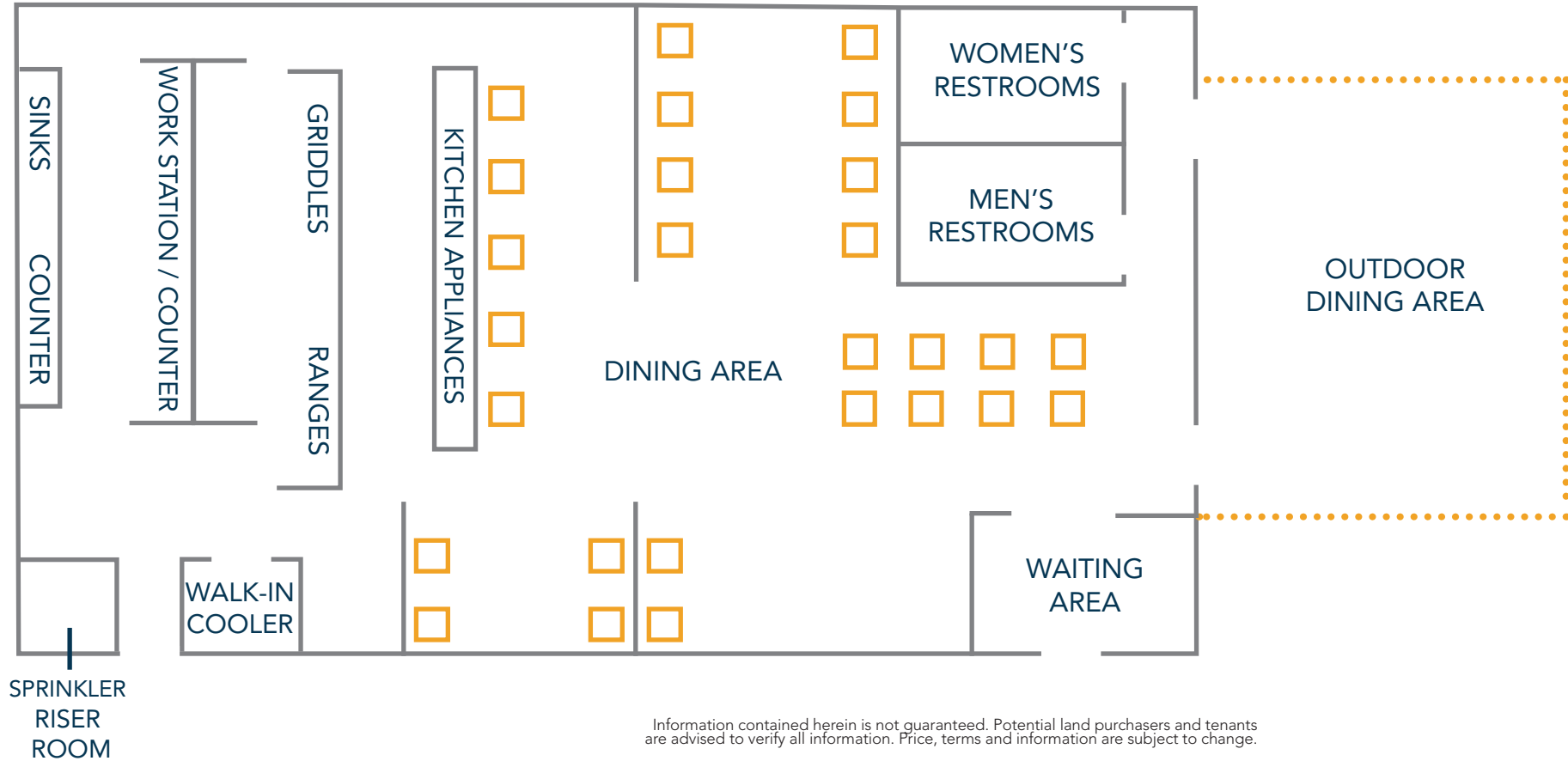
CAM:	\$6.79/SF
Taxes:	\$12.30/SF
Insurance:	\$0.44/SF
Included Utilities: <i>common electricity</i>	\$.11/SF
Association Fees:	\$0.31/SF
Management:	\$1.97/SF
Total:	\$21.92/SF



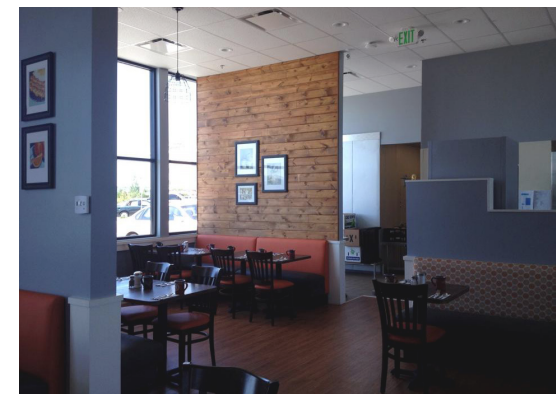
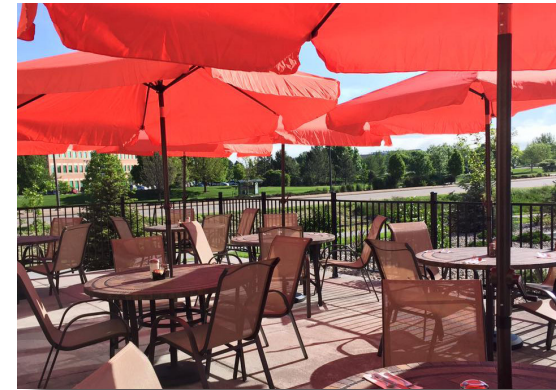
FLOOR PLAN

HARMONY RD

□ = TABLE



PROPERTY PHOTOS





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.