

225 LEMAY AVE  
FORT COLLINS, CO  
80524



Unit 5:  
3,200 SF

Lease Rate:  
\$14.00/SF NNN

NNN Rate:  
\$8.55/SF  
*2024 estimate*

*FLEX UNIT WITH PRIVATE OFFICES ALONG LEMAY AVE AVAILABLE FOR LEASE*

- Located in North Fort Collins near retail spaces such as Bank of Colorado, Odell Brewing, Walmart and Home Depot
- Consists of reception area, five private offices, large conference room, two private restrooms, and warehouse space with 12' overhead door
- Building and monument signage
- On-site parking





# PROPERTY PHOTOS



# UNIT 5 FLOOR PLAN



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.





# AREA MAP



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