



# 4562 DENROSE COURT UNIT 3 & 4 FORT COLLINS, CO 80524

Unit 3  
**2,251 SF**  
Unit 4  
**2,251 SF**

Sublease Rate  
**\$10.41 / SF**  
**NNN**

*Space for Sublease through  
September 30, 2022*

NNN Rate  
**\$4.75 / SF**

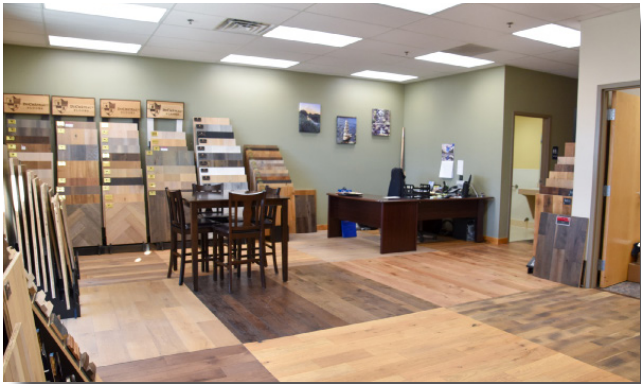
*Utilities Not Included*

RETAIL/INDUSTRIAL OFFICE SPACE ADJACENT TO MULBERRY & I-25

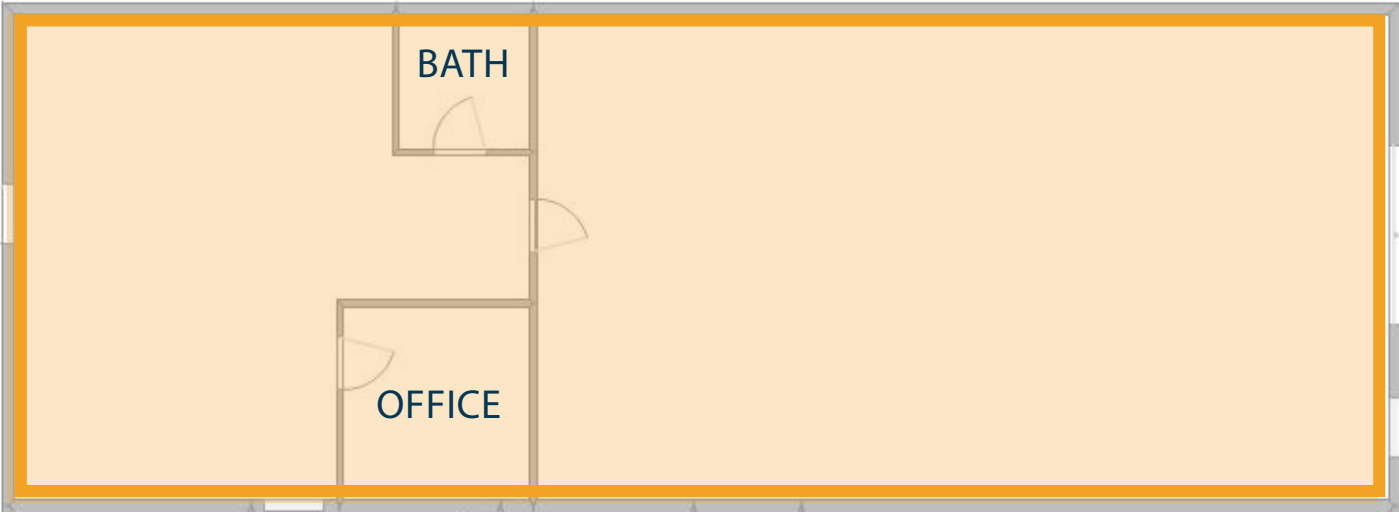
- Regional location with quick access to I-25
- Ability to combine Units 3 & 4 for an approx. total of 4,502 SF
- Each Unit includes Garage Space with a 10' Overhead Door
- Professional setting inside and outside
- Abundance of shared parking
- Access to 220 volt power



# FLOOR PLAN - UNIT #4



UNIT 4  
2,251 SF



10' OVERHEAD  
DOOR



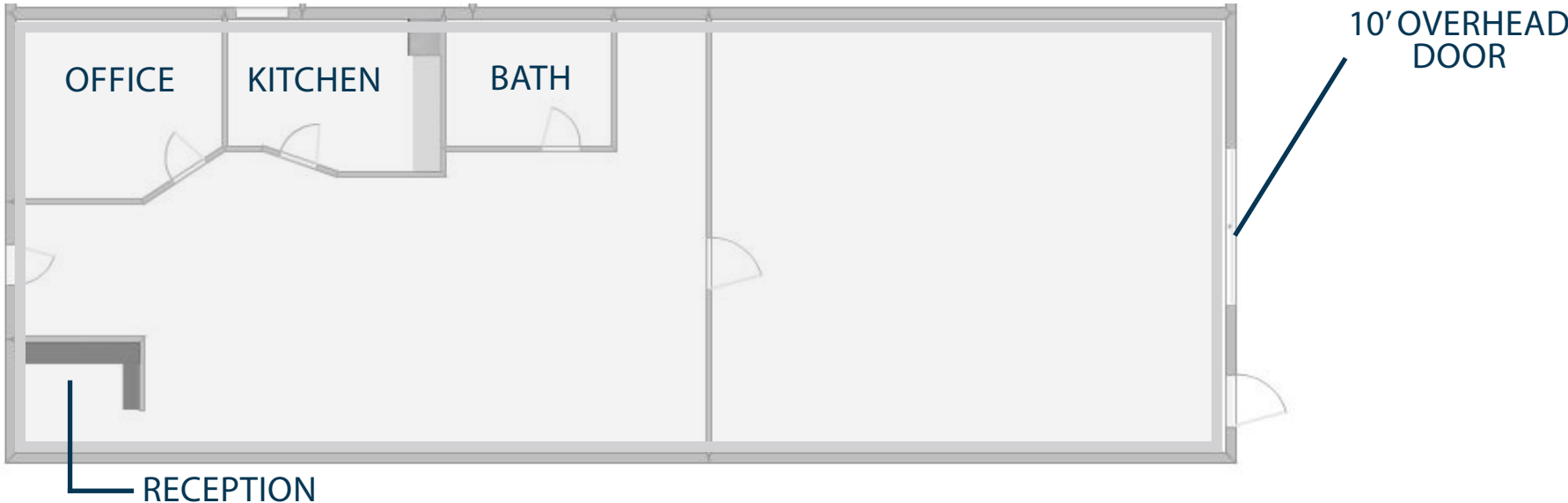
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# FLOOR PLAN- UNIT #3

UNIT 3  
2,251 SF

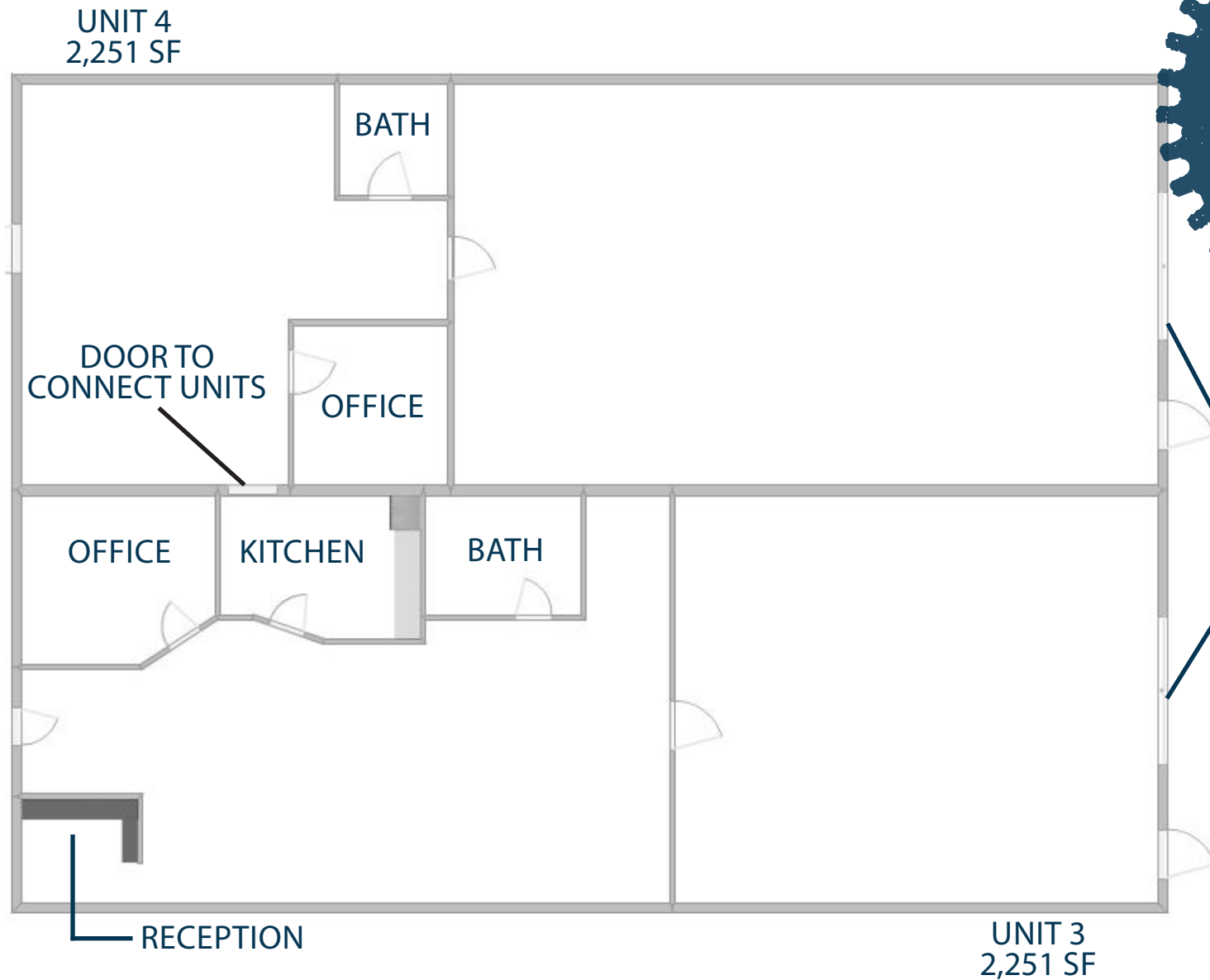


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# COMBINED FLOOR PLAN



ABILITY TO  
UTILIZE BOTH  
UNITS FOR A  
TOTAL OF  
4,502 SF

10' OVERHEAD  
DOOR

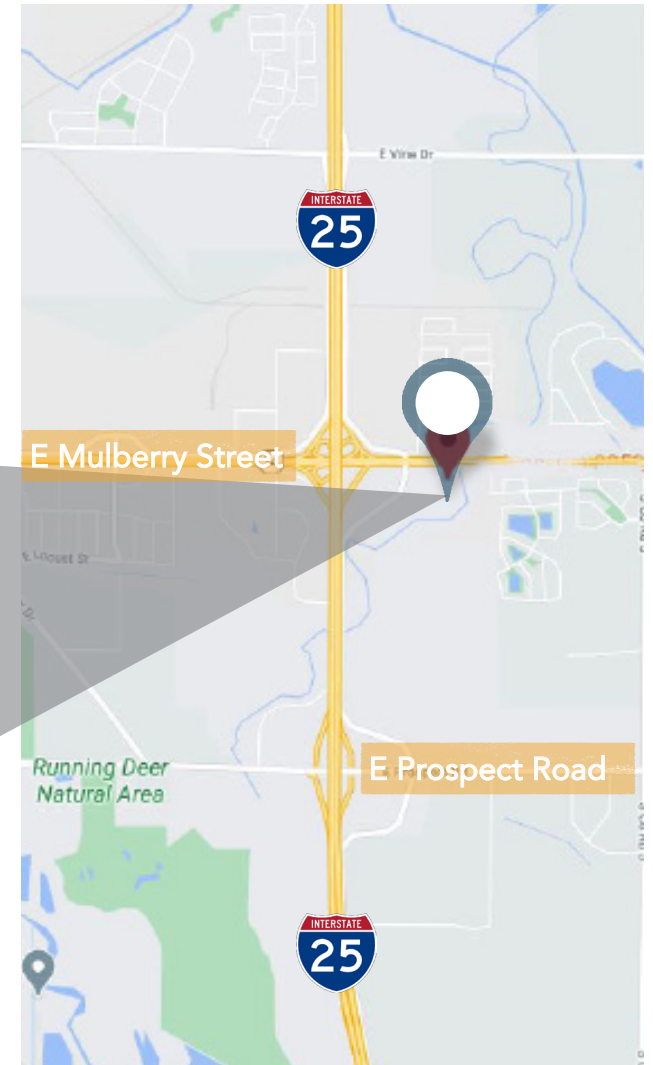


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NICK NORTON

## AREA MAPS



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