

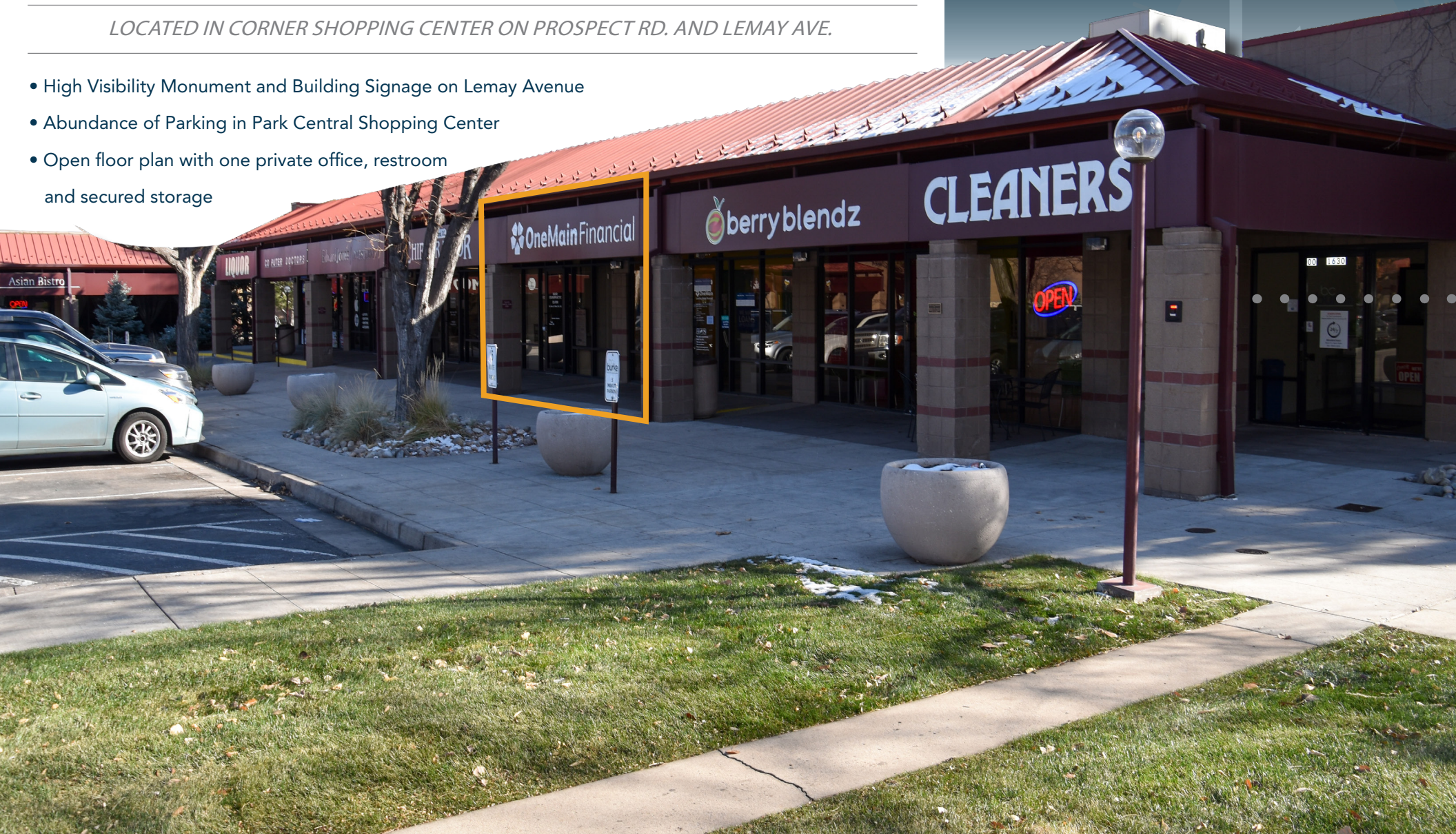


1630 S LEMAY AVE
FORT COLLINS, CO 80525

Unit 3	Lease Rate	NNN Rate
1,237 SF	\$18.00 / SF NNN	\$8.62 NNN <small>(Estimated 2021)</small>

LOCATED IN CORNER SHOPPING CENTER ON PROSPECT RD. AND LEMAY AVE.

- High Visibility Monument and Building Signage on Lemay Avenue
- Abundance of Parking in Park Central Shopping Center
- Open floor plan with one private office, restroom and secured storage



FLOOR PLAN

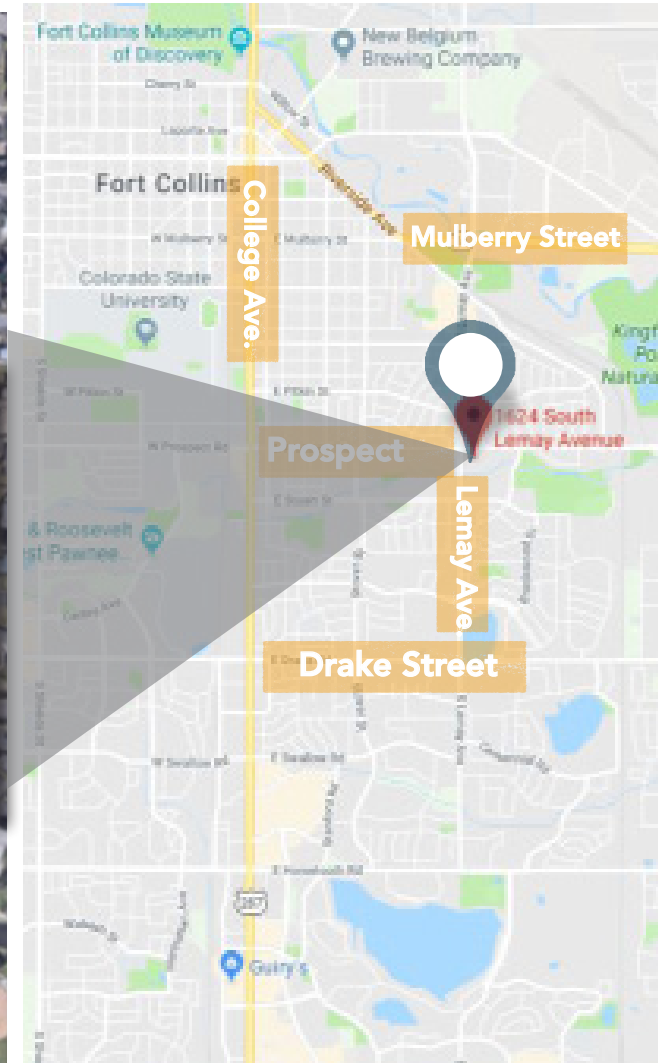
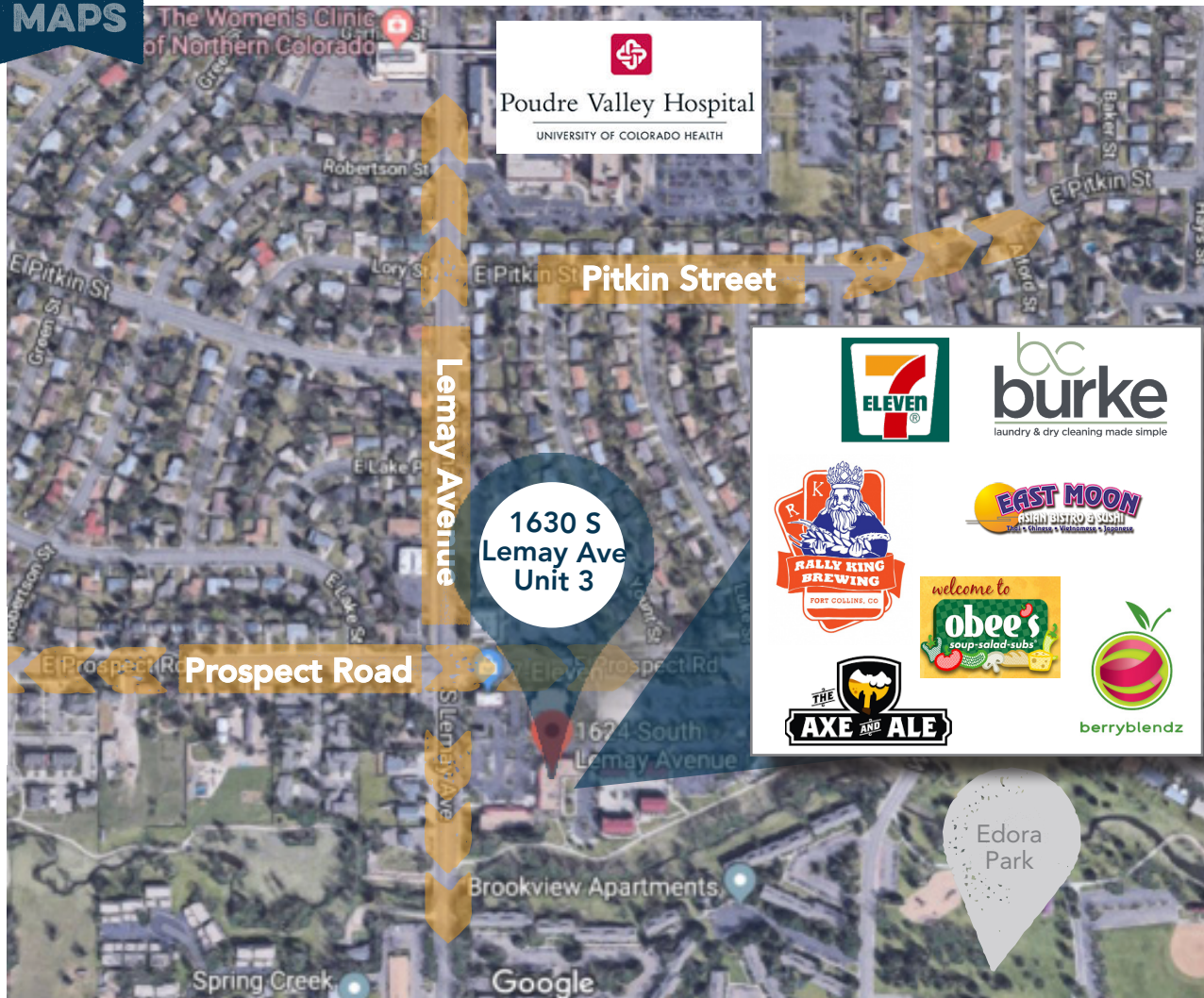


PROPERTY PHOTOS



1630 S LEMAY AVENUE

AREA MAPS



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.

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