

4812 MCMURRY AVE, #180
FORT COLLINS, CO 80525



Unit 180:

9,200 SF

Lease Rate

\$12.75 / SF

NNN Rate

\$7.25 / SF

**Includes trash and
water/sewer*

FLEX/WAREHOUSE SPACE FOR LEASE ALONG HARMONY CORRIDOR

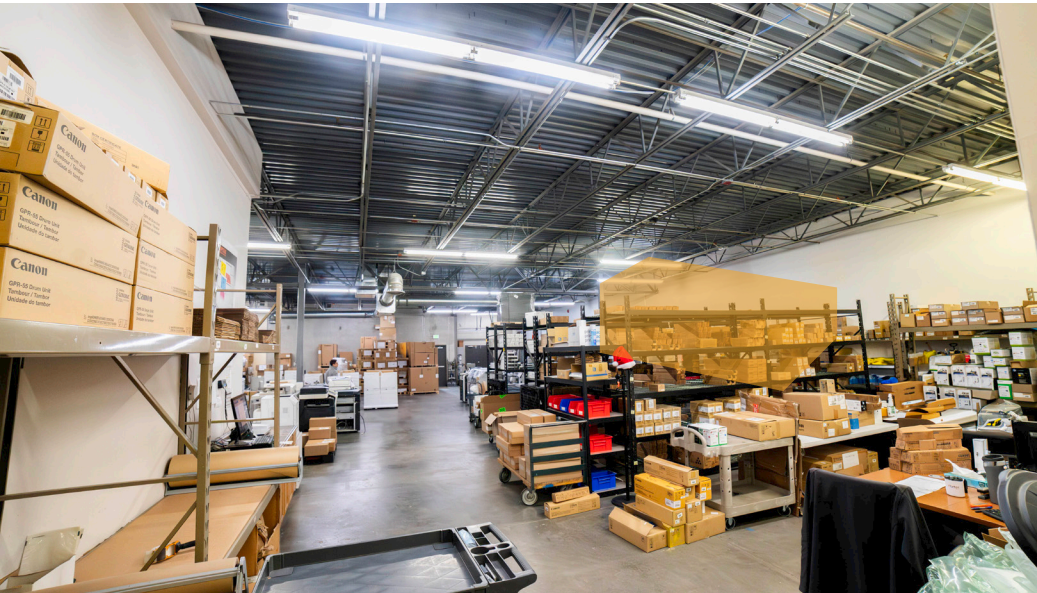
- Space consists of 7 offices, conference room, large open plan work area, kitchen, two private restrooms, breakroom, and large warehouse with dock-high door and secure storage.
- Warehouse has 12' clear height with one dock-high door.
- Fiber business service available in the unit from both Comcast and Connexion.
- Monument signage and door decal available.
- Zoned: HC - Harmony Corridor.
- Power: 3-phase, 480V, 1,500A.
- Conveniently located in the Prime South Fort Collins business district with easy access to E Harmony Rd and S Timberline Rd and near I-25.



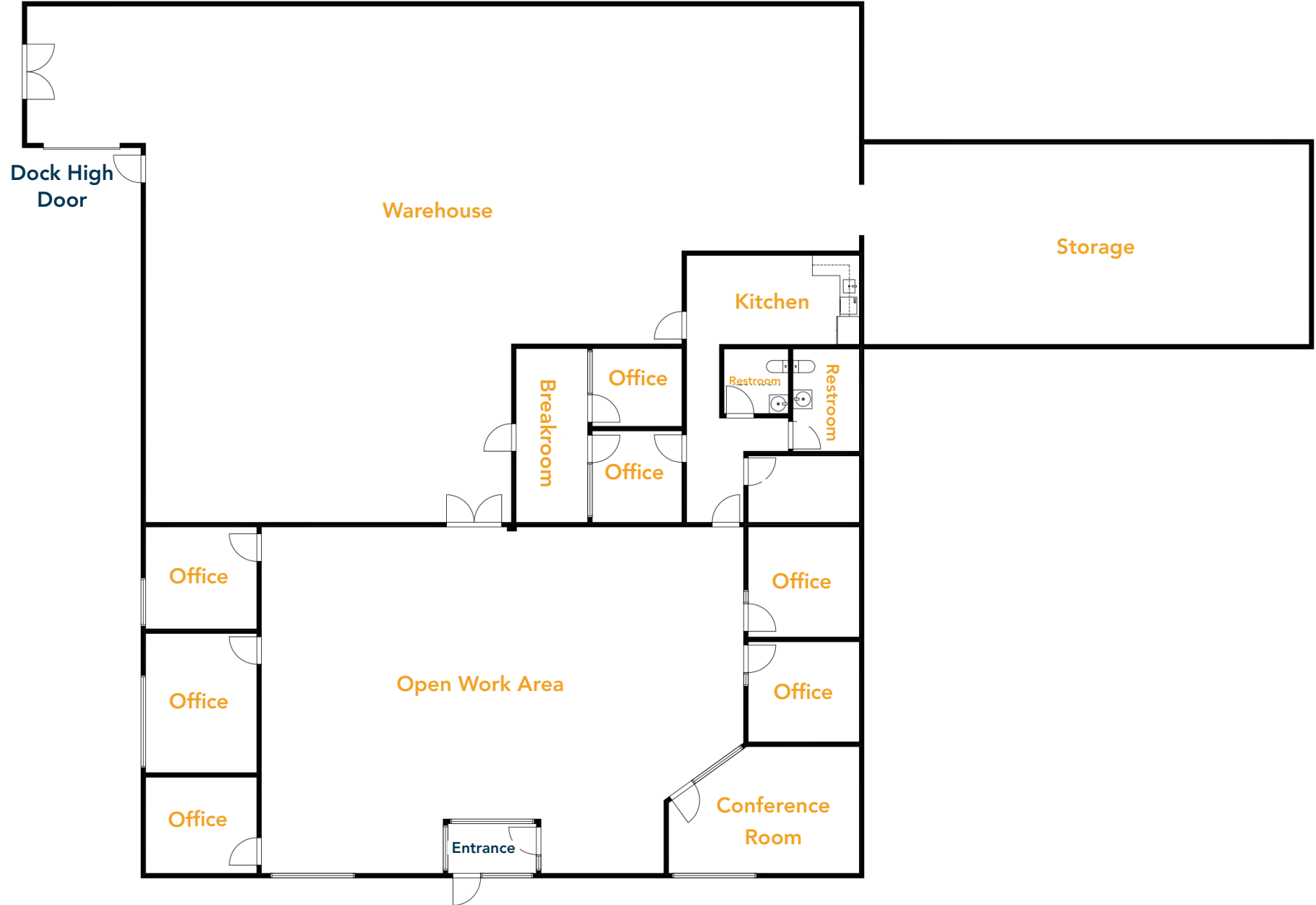
INTERIOR PHOTOS



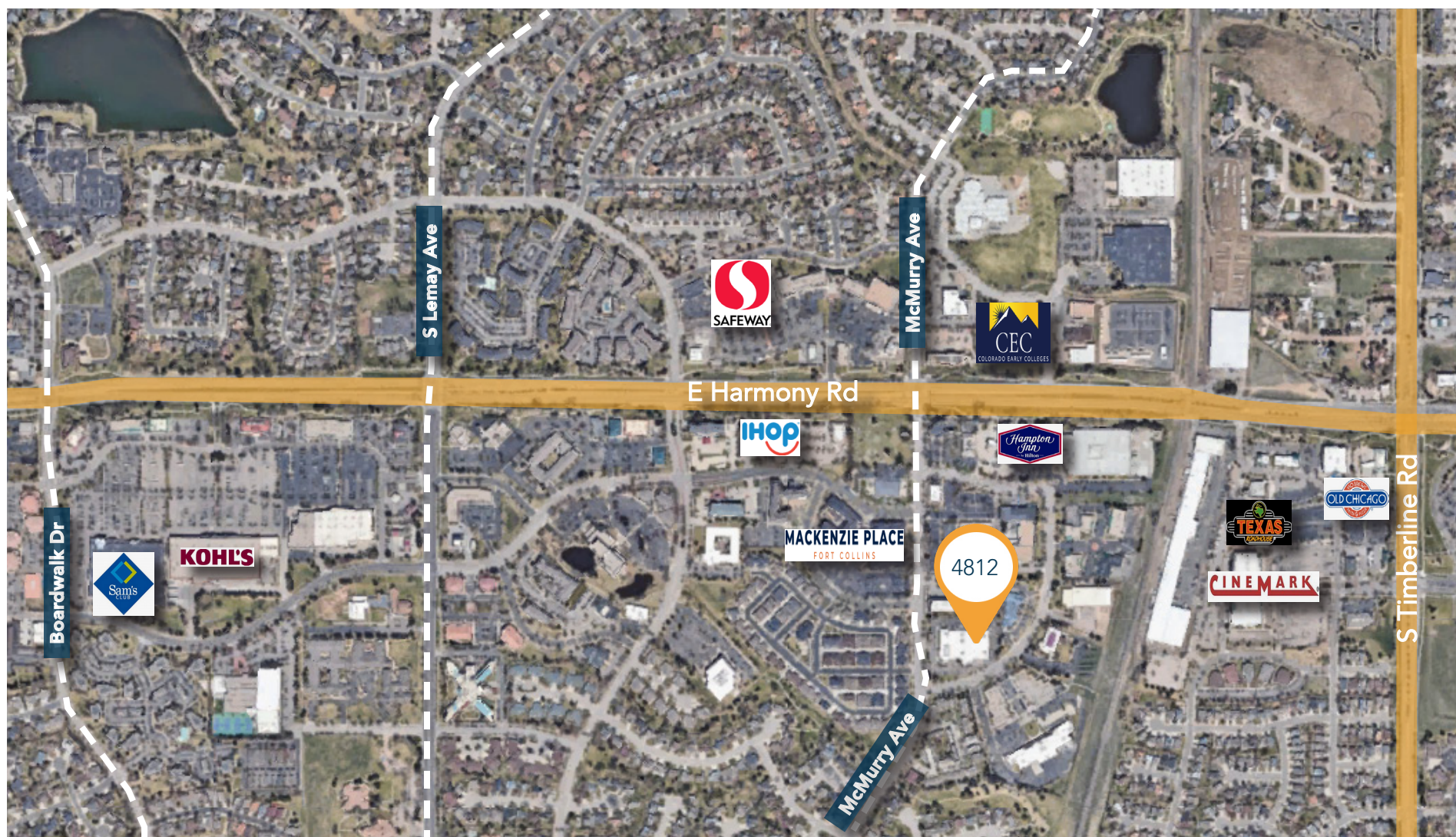
WAREHOUSE PHOTOS



FLOORPLAN — MAIN LEVEL



4812 MCMURRY AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.