



**Space Available:**

**Unit B | 1,280 SF**

**Lease Rate:**

**\$16.00/SF NNN**

**NNN Rate:**

**\$9.21/SF**

*\*2025 estimate  
(Utilities included)*

**300 BOARDWALK DR.  
Building #3 - Unit B  
FORT COLLINS, CO 80525**

*OFFICE SUITES AVAILABLE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS*

- Consists of (4) private offices and (1) private restroom
- Welcome/ Reception desk with lobby near the entrance
- Large open space / lounge area near rear exit
- Ample parking in shared lot









# BUILDING #3 -AREAL & EXTERIOR PHOTOS





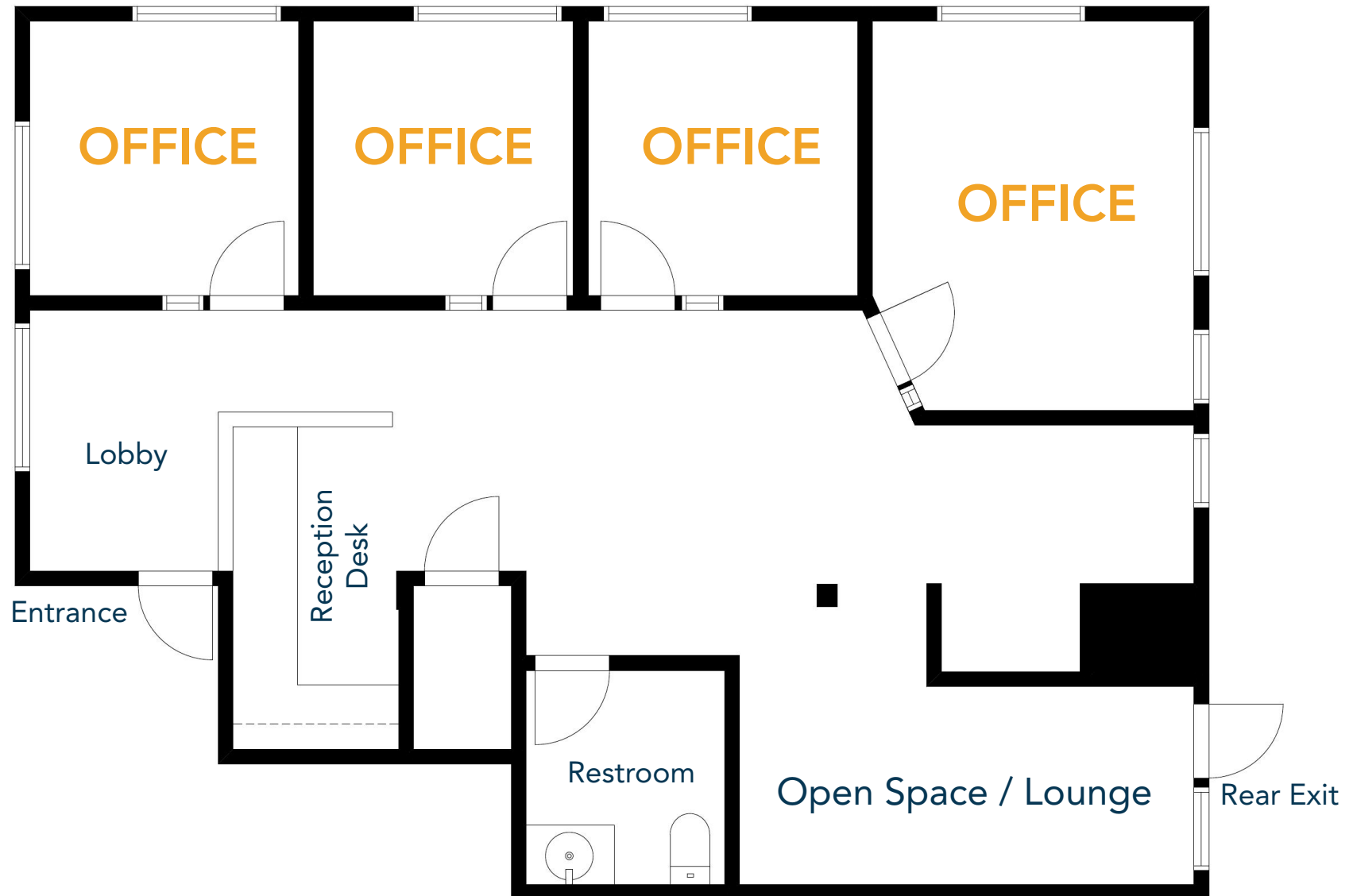
# UNIT B - PHOTOS



## Main Floor Unit

Available Space: 1,280 SF

Private Offices: Four





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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.