



## Space Available:

Unit B: 1,280 SF

Unit D & E:

Approx. 486 SF – 1,080 SF

## Lease Rate:

\$16.00/SF NNN

\$14.00/SF NNN

## NNN Rate:

\$9.21/SF

*\*2025 estimate  
(Utilities included)*

**300 BOARDWALK DR.**

**Building #3**

**Unit B, D & E**

**FORT COLLINS, CO 80525**

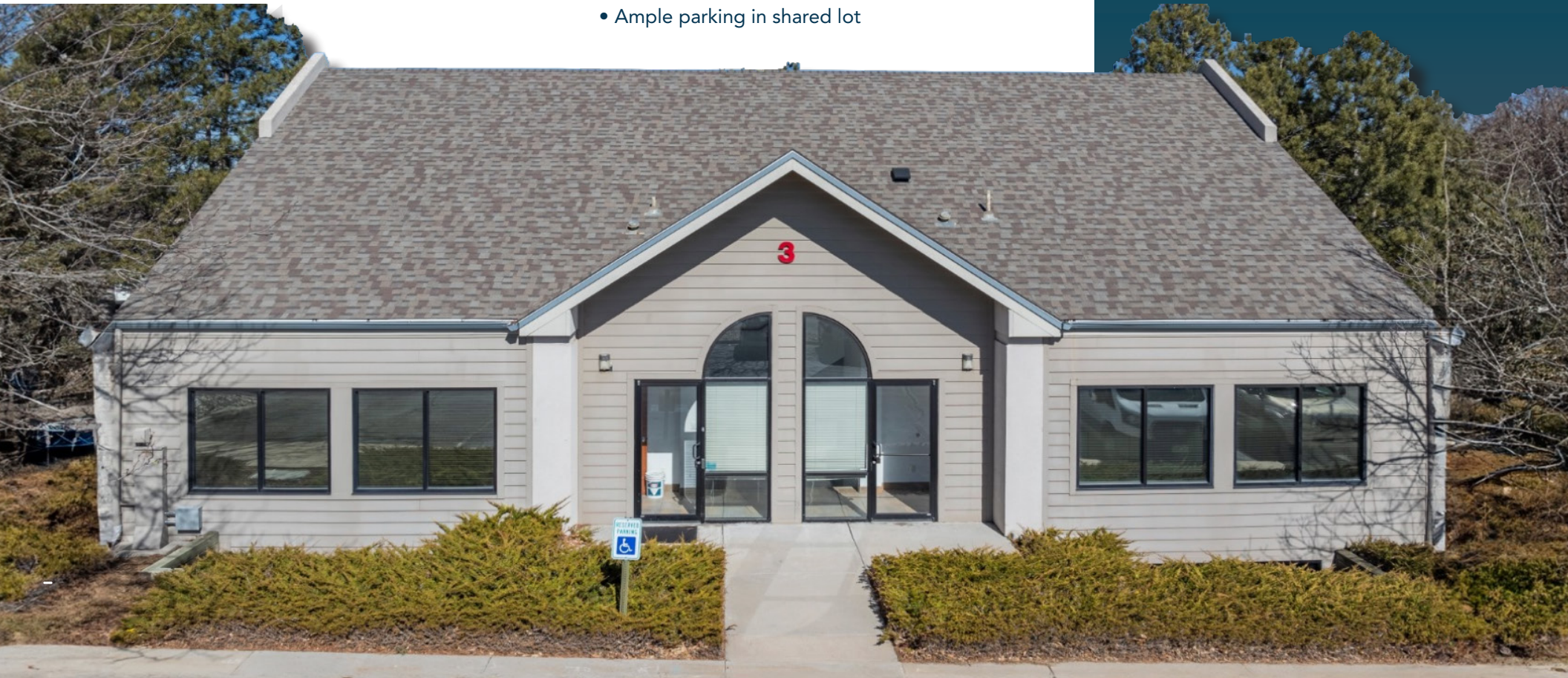
OFFICE SUITES AVAILABLE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

### UNIT B | MAIN FLOOR

- 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

### UNIT D & E | 2ND FLOOR

- Flexible mezzanine workspace
- Offering (2) large open-office layouts
- (1) shared private restroom
- Separate stairway entrances for Unit D & E
- Ample parking in shared lot









# BUILDING #3 -AREAL & EXTERIOR PHOTOS



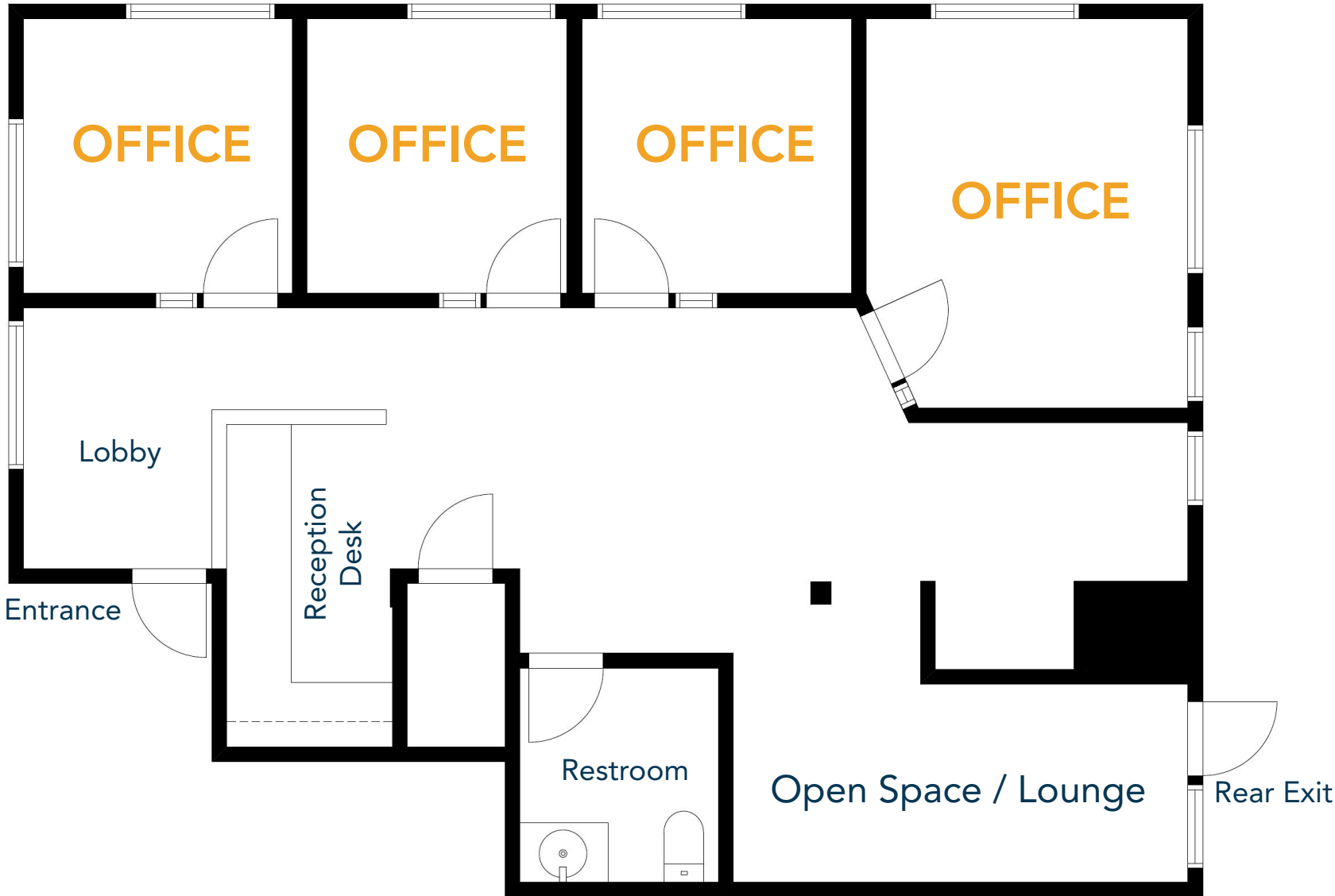


# UNIT B - PHOTOS



Main Floor Unit

**Available Space:** 1,280 SF  
**Private Offices:** Four



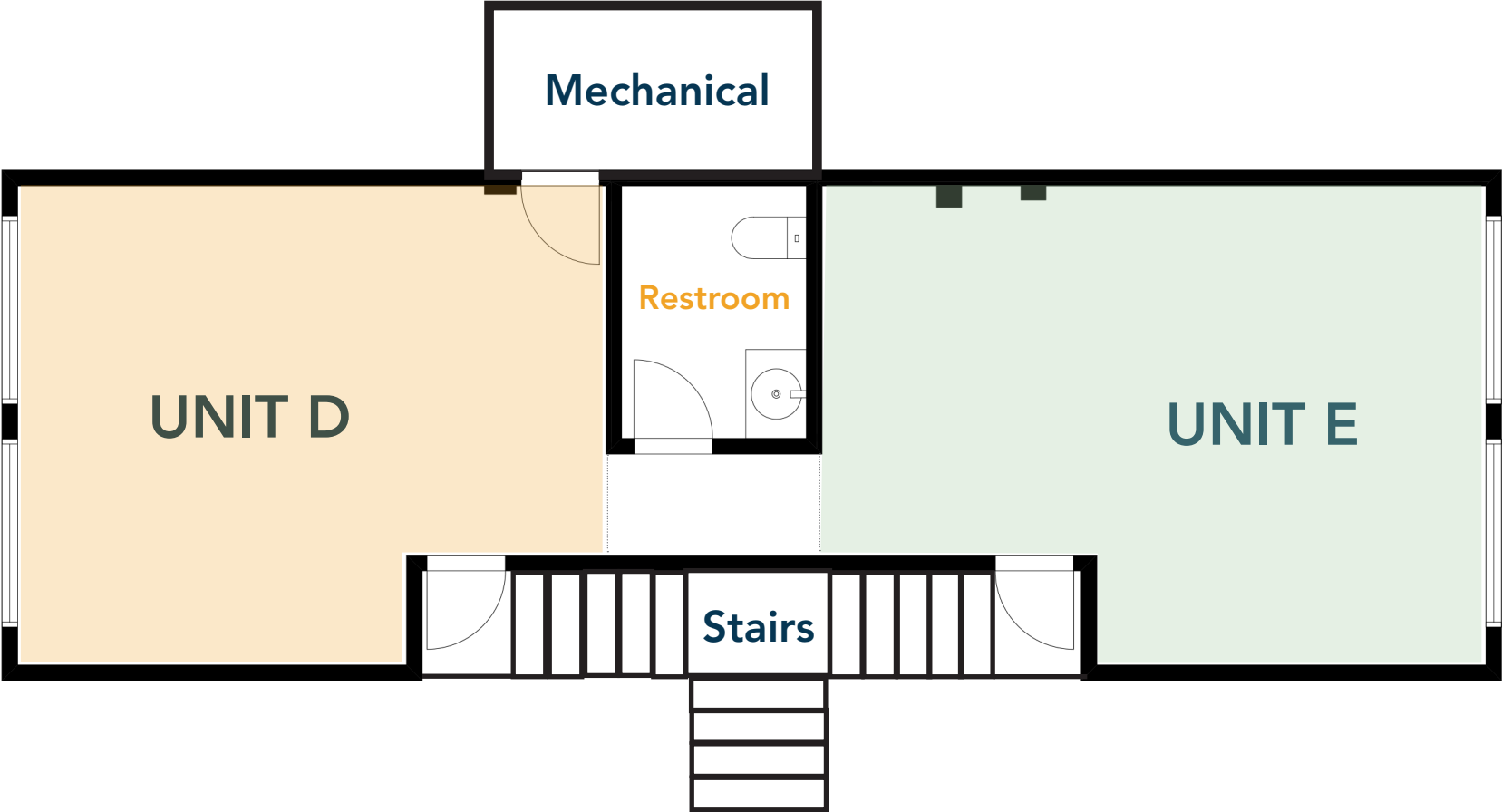


# UNIT D & E - PHOTOS



2ND FLOOR/MEZZANINE

**DEMISED UNITS**  
UNIT D: *approx. 486 SF*  
UNIT E: *approx. 594 SF*  
**ENTIRE SUITE:**  
**1,080 SF**



AREA MAPS



**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
 Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)



NICK NORTON, CCIM / JAKE ARNOLD

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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