



**1109 OAK PARK DR.
SUITE 125
FORT COLLINS, CO**

Space Available:	Sublease Rate:	NNN Rate:
Suite 125: 3,035 SF	\$12.47/SF NNN	\$13.25/SF <i>(2024 estimate)</i>

OFFICE SUITE AVAILABLE FOR SUBLEASE — CENTRALLY LOCATED IN FORT COLLINS

- Suite consists of 3 private offices, breakroom with kitchenette, open plan work space, private restrooms and outdoor patio
- Monument signage available
- Centrally located in Fort Collins
- Ample parking



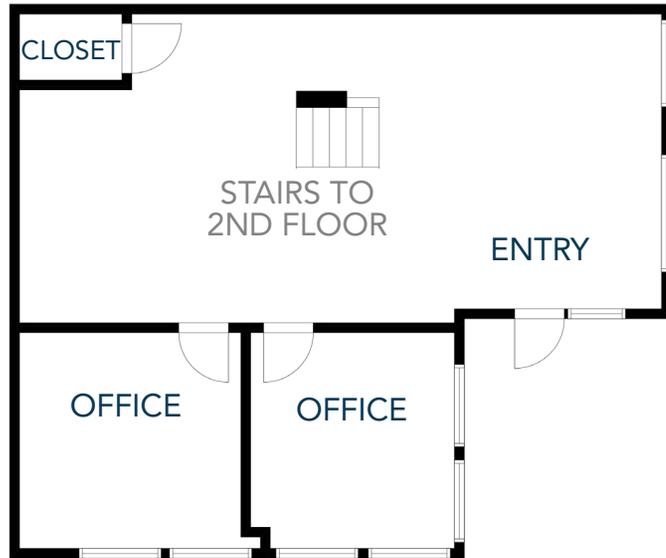


SUITE 125 PHOTOS

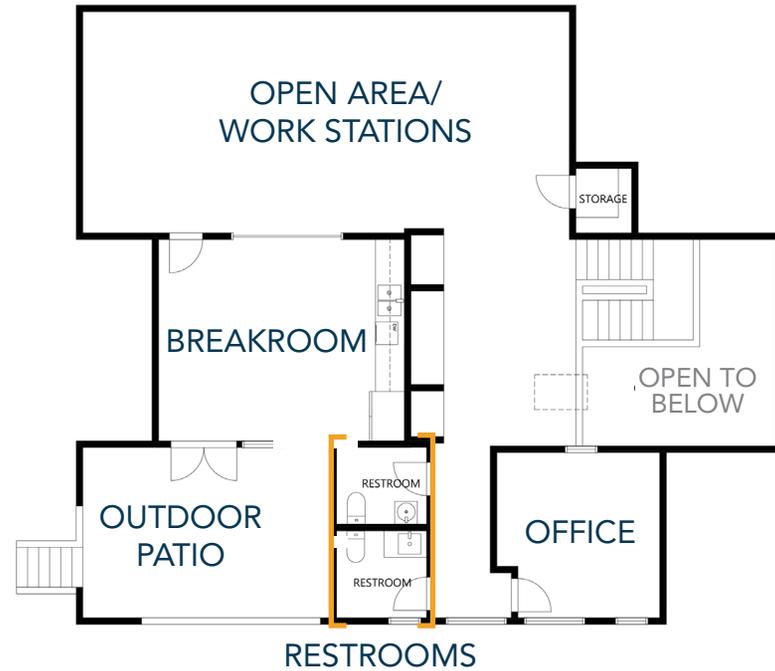


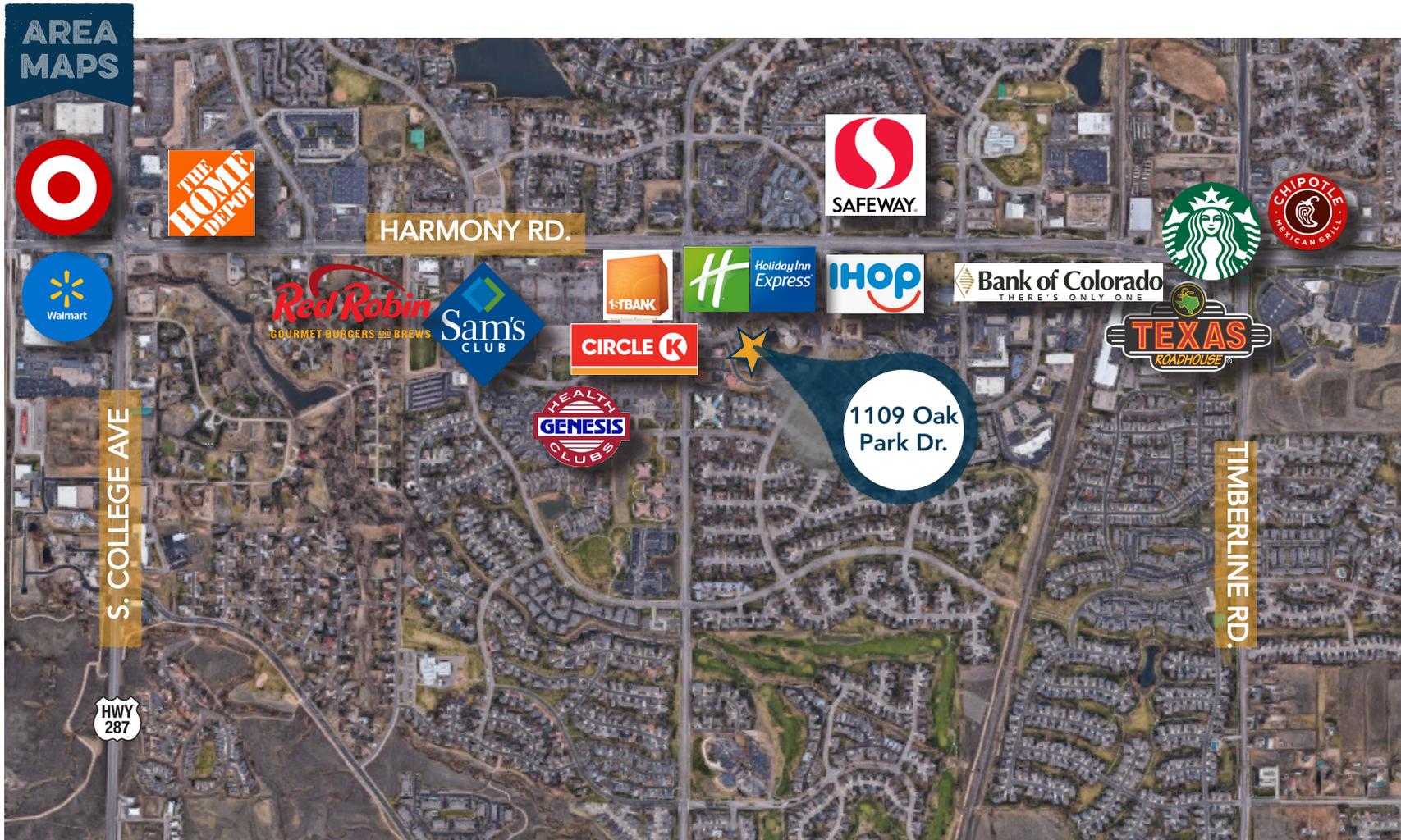
SUITE 125 FLOOR PLAN

1ST FLOOR



2ND FLOOR





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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.