



**418 S HOWES ST  
FORT COLLINS, CO 80521**

**Unit #100**

**1,287-1,976 SF**

**Lease Rate**

**\$16.50/SF NNN**

**NNN Rate**

**\$11.82/SF**

*DOWNTOWN OFFICE SPACE AVAILABLE FOR LEASE*

- Consists of multiple private offices, open work room, conference room, private restrooms, kitchenette and secure storage
- Incredibly well located near Old Town Fort Collins
- **Shared use of 28 onsite parking spaces - included**
- Available now

**ON-SITE PARKING INCLUDED  
SEE AERIAL PHOTO ON PAGE 4**



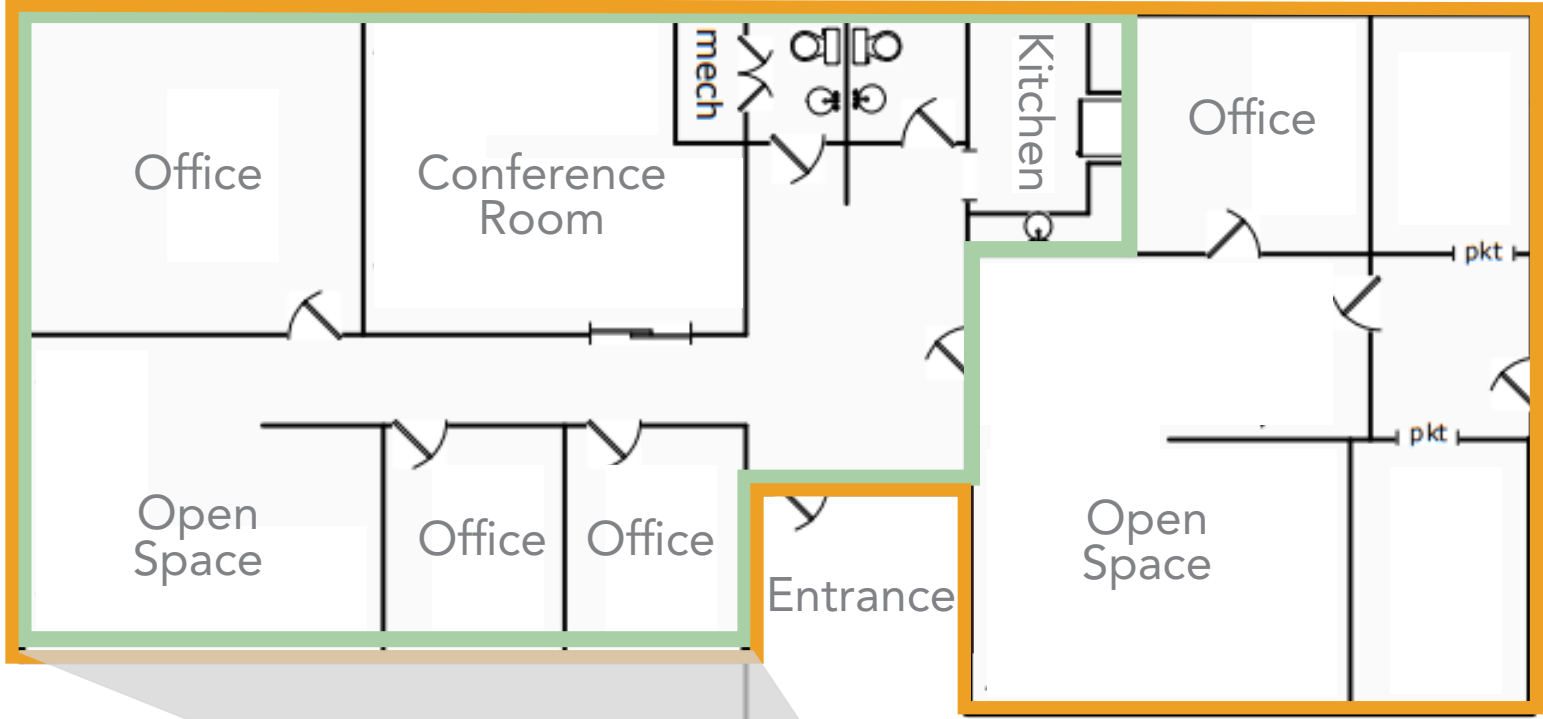


# PROPERTY PHOTOS

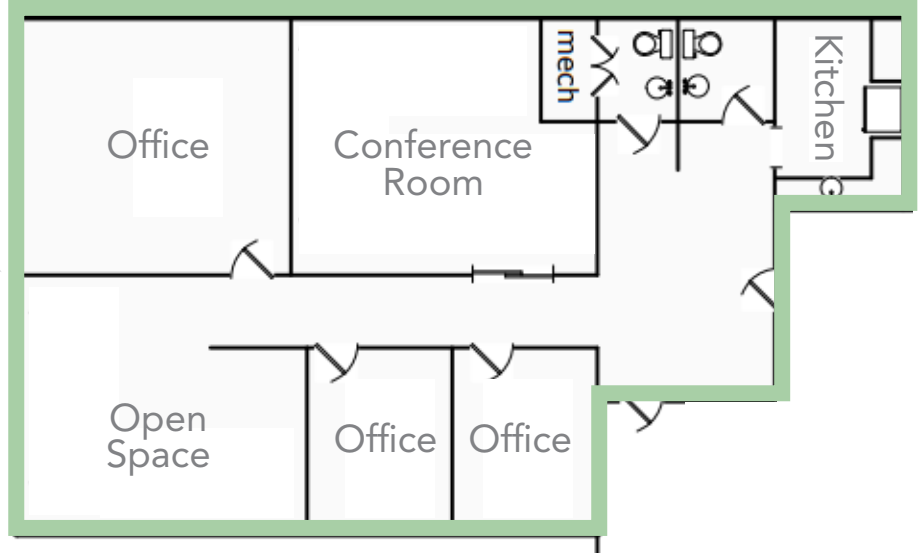


# FLOORPLAN

1,978 SF



1,287 SF



# PARKING





# AREA MAP



**CONTACT:** Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)  
Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)