

USE: MEDICAL OFF AVAILABLE: (Suite B/C) 2,800 - 5,463 SF BUILDING SQUARE FOOTAGE: 13,766 SF SALE PRICE: \$1,475,010 (\$27 *Demised Pricin* LEASE RATE: \$20.00 / SF TI ALLOWANCE: \$20.00 / SF TI ALLOWANCE: AVAILABLE / N PARKING: 83 (5.8:1000) + COMMON ELEMENT: Fire Riser and E BUILDING SIGNAGE: 202 SF for Unit

TIMING:

MEDICAL OFFICE / PROFESSIONAL OFFICE / FITNESS STUDIO 2,800 - 5,463 SF *Upon Completion - Per Condo Map 13,766 SF \$1,475,010 (\$270/SF Per Condo Map) Demised Pricing Available - Ask Broker \$20.00 / SF AVAILABLE / NEGOTIABLE DEPENDING ON USE 83 (5.8:1000) + Street Parking Fire Riser and Electrical Room Only (Efficient Building) 202 SF for Unit B/C & 2 Monument Signs Shell Renovations Complete Summer 2020 Businesses Open Fall 2020

3609 SOUTH TIMBERLINE ROAD FORT COLLINS, CO

REMODEL SCOPE: COMPREHENSIVE SHELL SPECS AVAILABLE UPON REQUEST

GENERAL OVERVIEW

- Condo Delivered in Warm Shell Condition
- Parking Lot Reconfiguration adding 23 spaces +/-
- Landscape Thinning, Relocation and Replacement of Existing Landscape to Enhance Visibility / Access
 - 2 New Monument Signs
 - Generous Building Signage Available per Code
 New Roof and HVAC

nformation contained herein is not guaranteed. Potential land purchasers and tenants a advised to verify all information. Price, terms and information are subject to chang

High Visibility Monument Signage at Corner of Horsetooth and Timberline - Both Placecards Available to One Tenant if They Lease Entire 5,463 SF

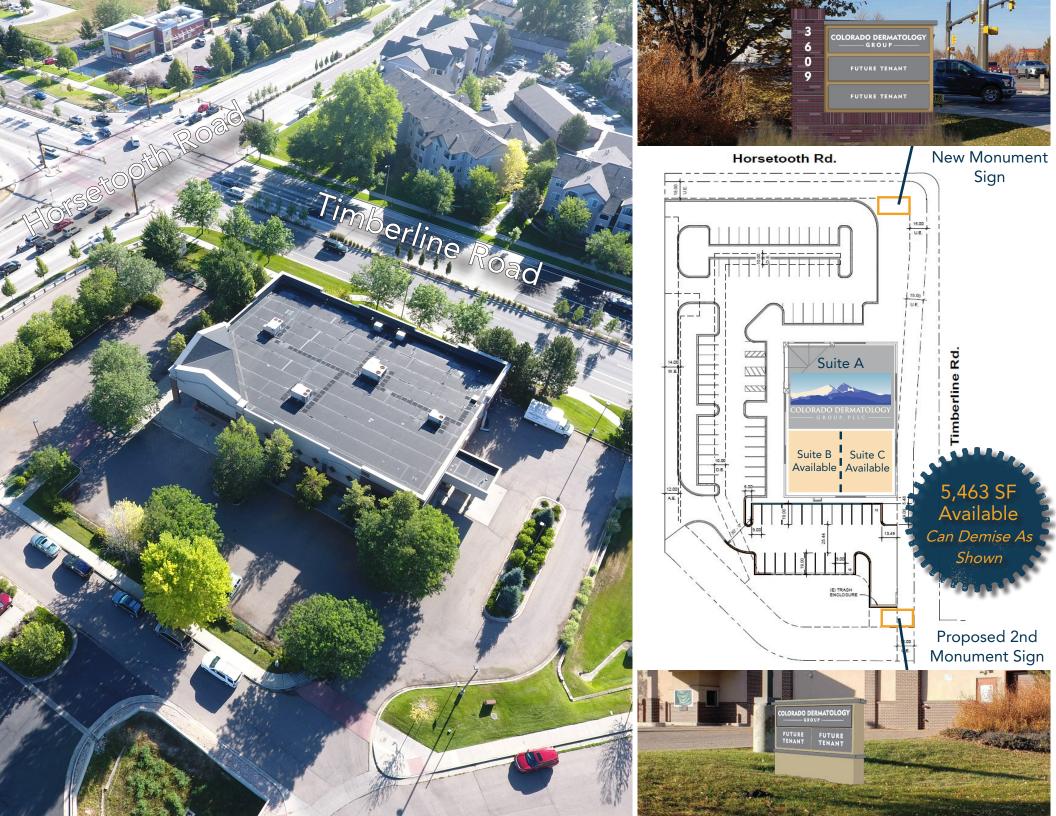
YOUR SIGN HERE



CONDO MAP AND PROGRESS PHOTOS



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RENDERINGS





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