



USE:	MEDICAL OFFICE / PROFESSIONAL OFFICE / FITNESS STUDIO
AVAILABLE: (Suite B/C)	2,800 - 5,463 SF *Upon Completion - Per Condo Map
BUILDING SQUARE FOOTAGE:	13,766 SF
SALE PRICE:	\$1,475,010 (\$270/SF Per Condo Map) <i>Demised Pricing Available - Ask Broker</i>
LEASE RATE:	\$20.00 / SF
TI ALLOWANCE:	AVAILABLE / NEGOTIABLE DEPENDING ON USE
PARKING:	83 (5.8:1000) + Street Parking
COMMON ELEMENT:	Fire Riser and Electrical Room Only (Efficient Building)
BUILDING SIGNAGE:	202 SF for Unit B/C & 2 Monument Signs
TIMING:	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

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



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



CONDO MAP AND PROGRESS PHOTOS

Horsetooth Road

Suite A



Suite B

Timberline Road



Traffic Counts
52,714
VPD City of Fort
Collins 2019



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REAL ESTATE

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RENDERINGS



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