



waypoint
REAL ESTATE

Suite 345: 1,893 SF
Lease Rate: \$21.00/SF NNN
NNN Rate: \$11.84/SF*

**(Current 2023 estimate. Trash services provided for additional \$0.25/SF)*

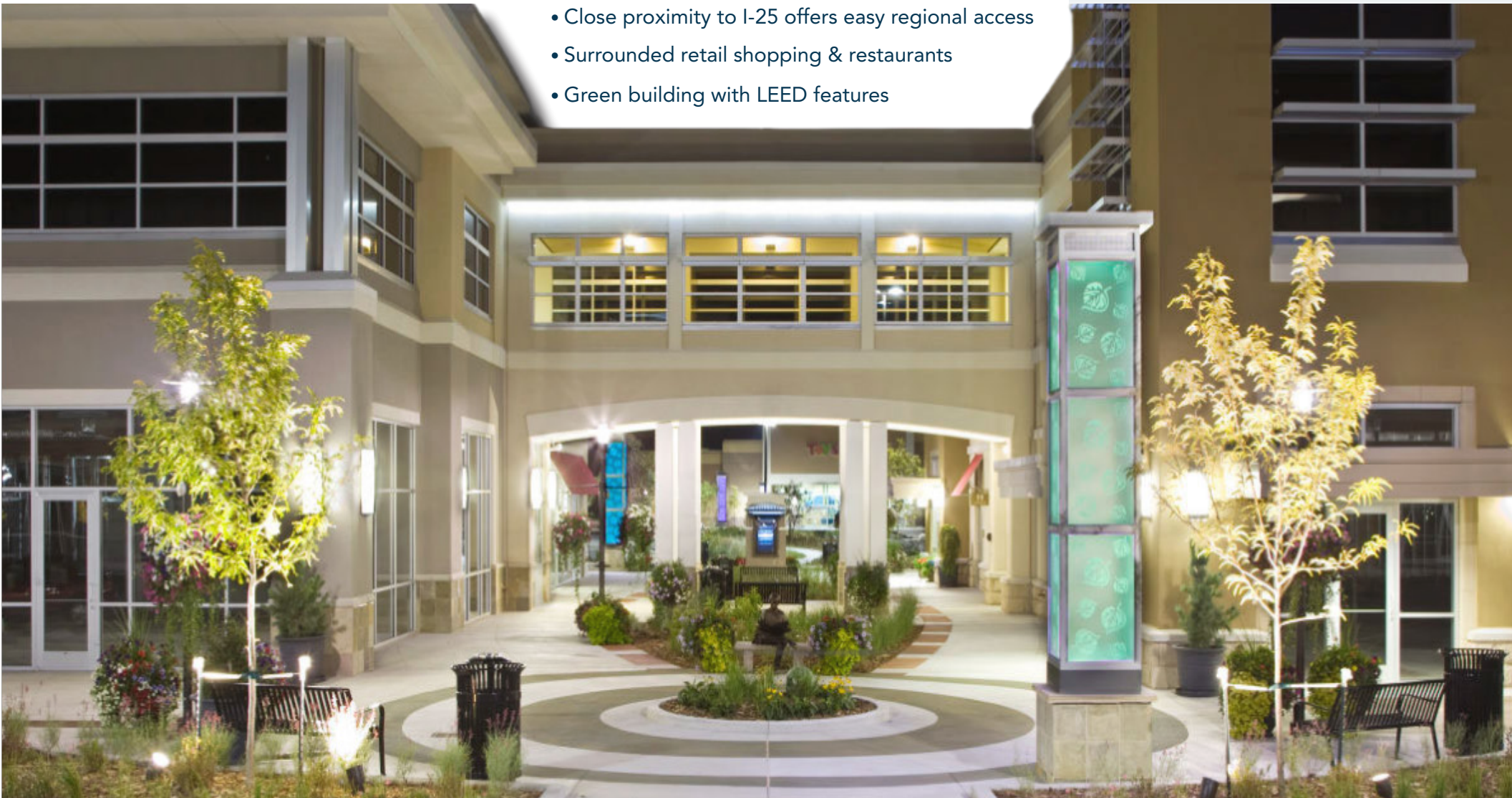
ENJOY THE BENEFITS OF A TRUE
MIXED-USE DEVELOPMENT

- Professional office on the 2nd floor
- Direct access from elevator
- Access to shared restrooms
- Available Now
- Close proximity to I-25 offers easy regional access
- Surrounded retail shopping & restaurants
- Green building with LEED features

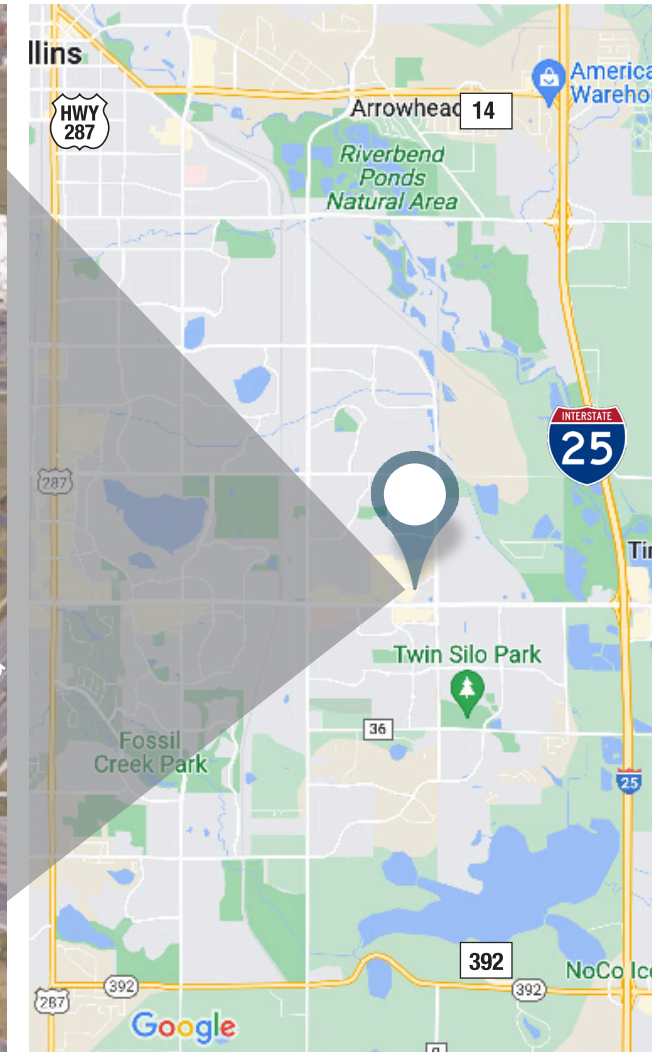
FRONT RANGE VILLAGE

2721 COUNCIL TREE AVENUE
FORT COLLINS, CO 80525

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







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.



CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
 Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com