



waypoint
REAL ESTATE

FOR SALE OR LEASE

Suite 310
2,704 SF

approx.

*Per the Amended Condominium
Declaration dated May 21, 2020*

Sale Price
\$715,000.00

Lease Rate
\$18.00 / SF NNN

NNN Rate
\$12.88 / RSF

*Includes Utilities, CAM, 3-Parking
Spaces and Real Estate Taxes*

OPERA GALLERIA

123 NORTH COLLEGE, SUITE 310

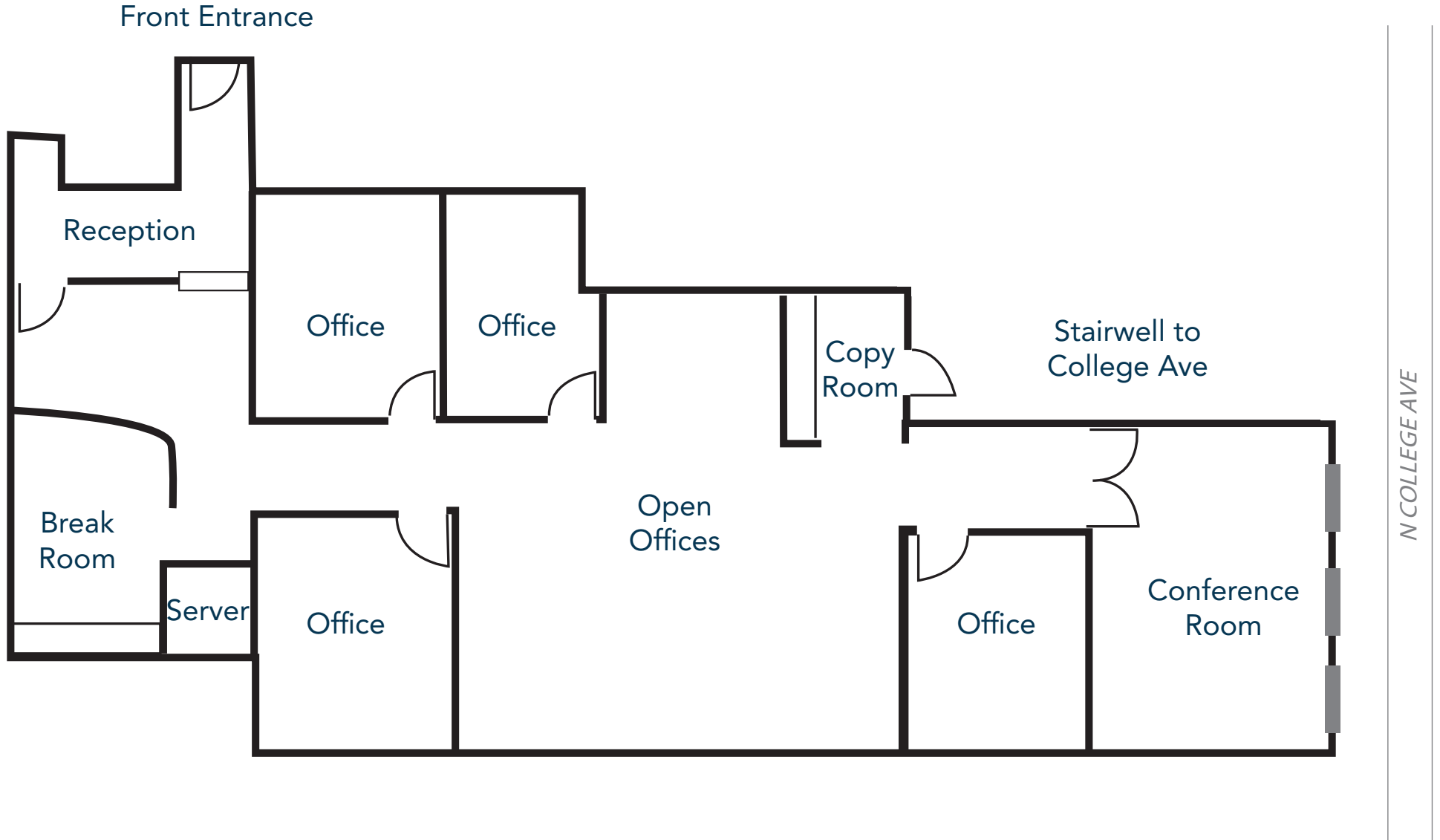
FORT COLLINS, CO 80524

THIRD FLOOR PROFESSIONAL OFFICE SPACE LOCATED IN OLD TOWN FORT COLLINS

- Professional Office Space with Open Floor Plan
- 4 Private Offices, Reception/Lobby, Mail/Copy Room and Kitchen/Breakroom Area
- Conference Room with Operable Windows over looking College Avenue
- Space has elevator access from the Main Atrium and Direct Access from College Avenue
- 3 Parking Spaces Included for \$40 / Month



FLOOR PLAN



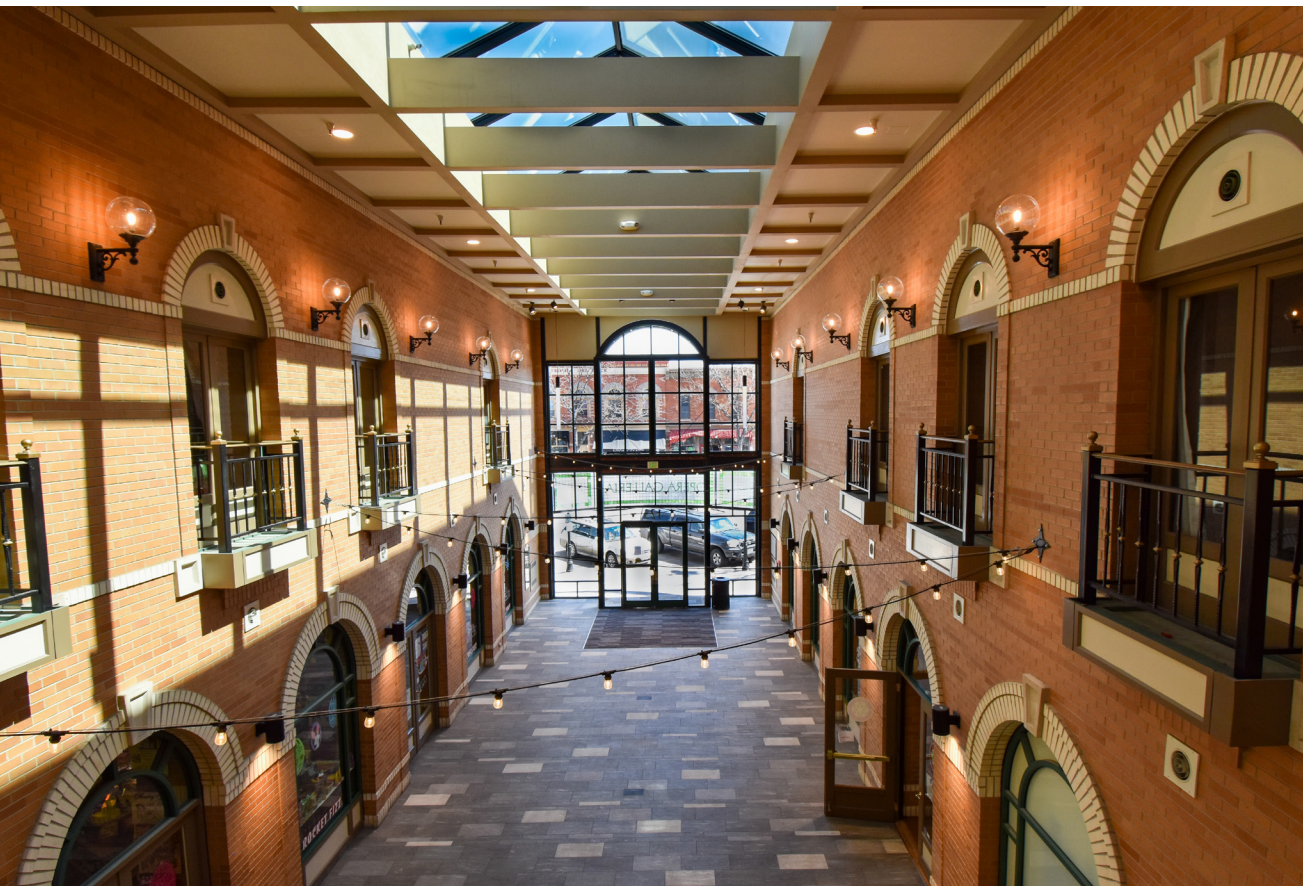
PROPERTY PHOTOS



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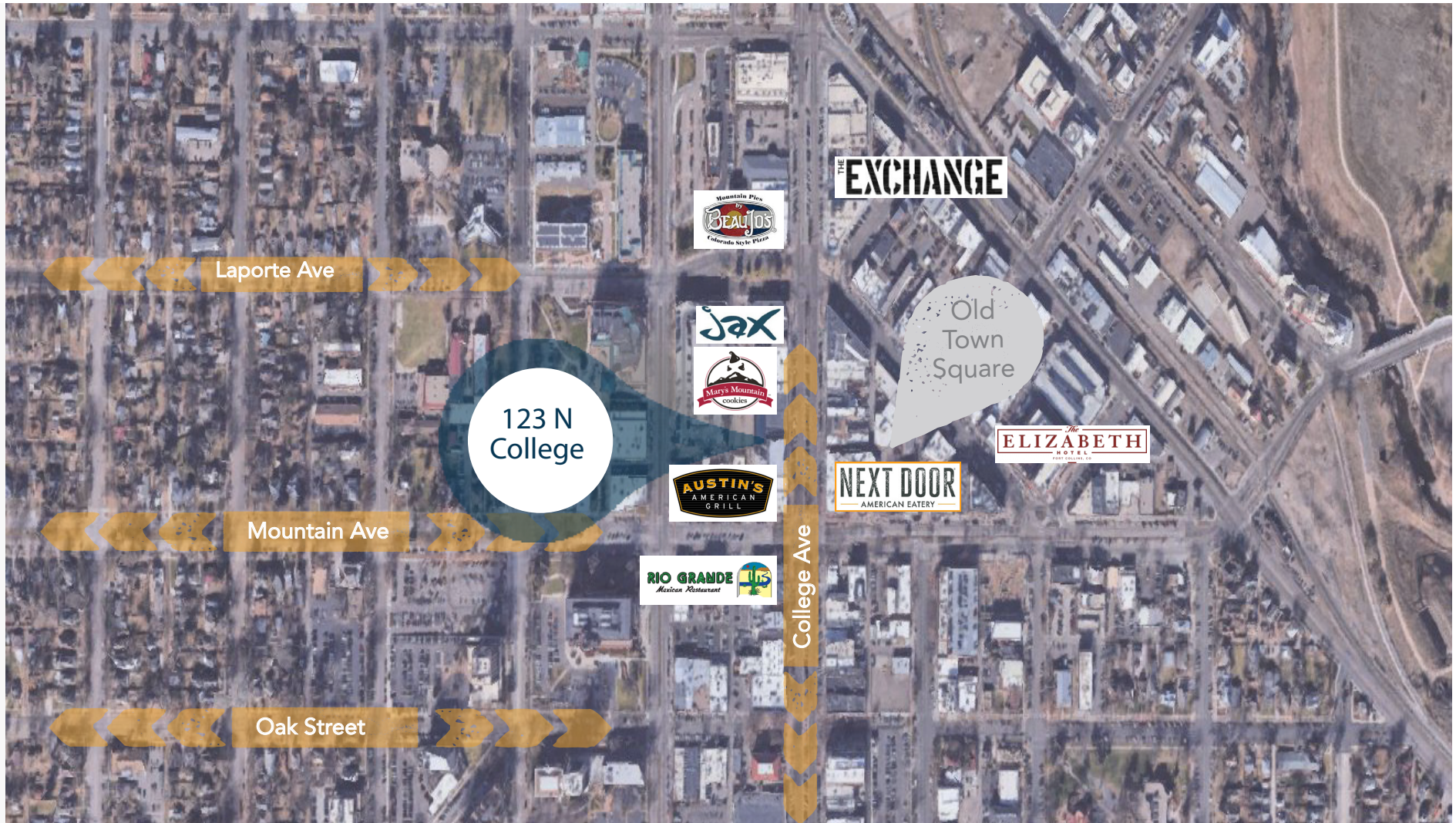


PROPERTY PHOTOS



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LOCATION MAP



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