

Space Available:

Lease Rate:

NNN Rate:

Unit #5: 1,237 SF

Unit #6: 1,237 SF

Combined  
Units 5-6: 2,474 SF

\$22.00 / SF NNN

\$14.02 / SF

(plus trash & water)  
\*2025 estimate

RETAIL UNITS FOR LEASE IN PARK CENTRAL—EXCELLENT LOCATION IN FORT COLLINS

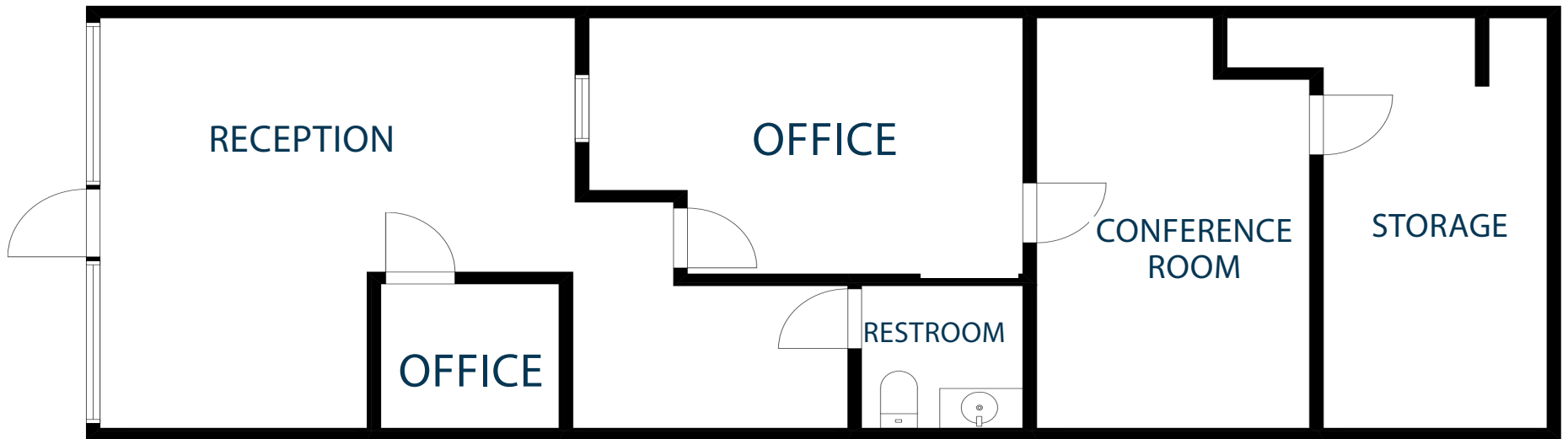
- Located at the intersection of S Lemay Avenue and E Prospect Road, surrounded by a mix of residential neighborhoods, restaurants, and retail businesses
- Nicely maintained neighborhood shopping center with thoughtful exterior touches including flower bowls and a fountain
- Building and monument signage available
- Ample onsite parking



# PROPERTY PHOTOS - UNIT 5



# FLOORPLAN - UNIT 5



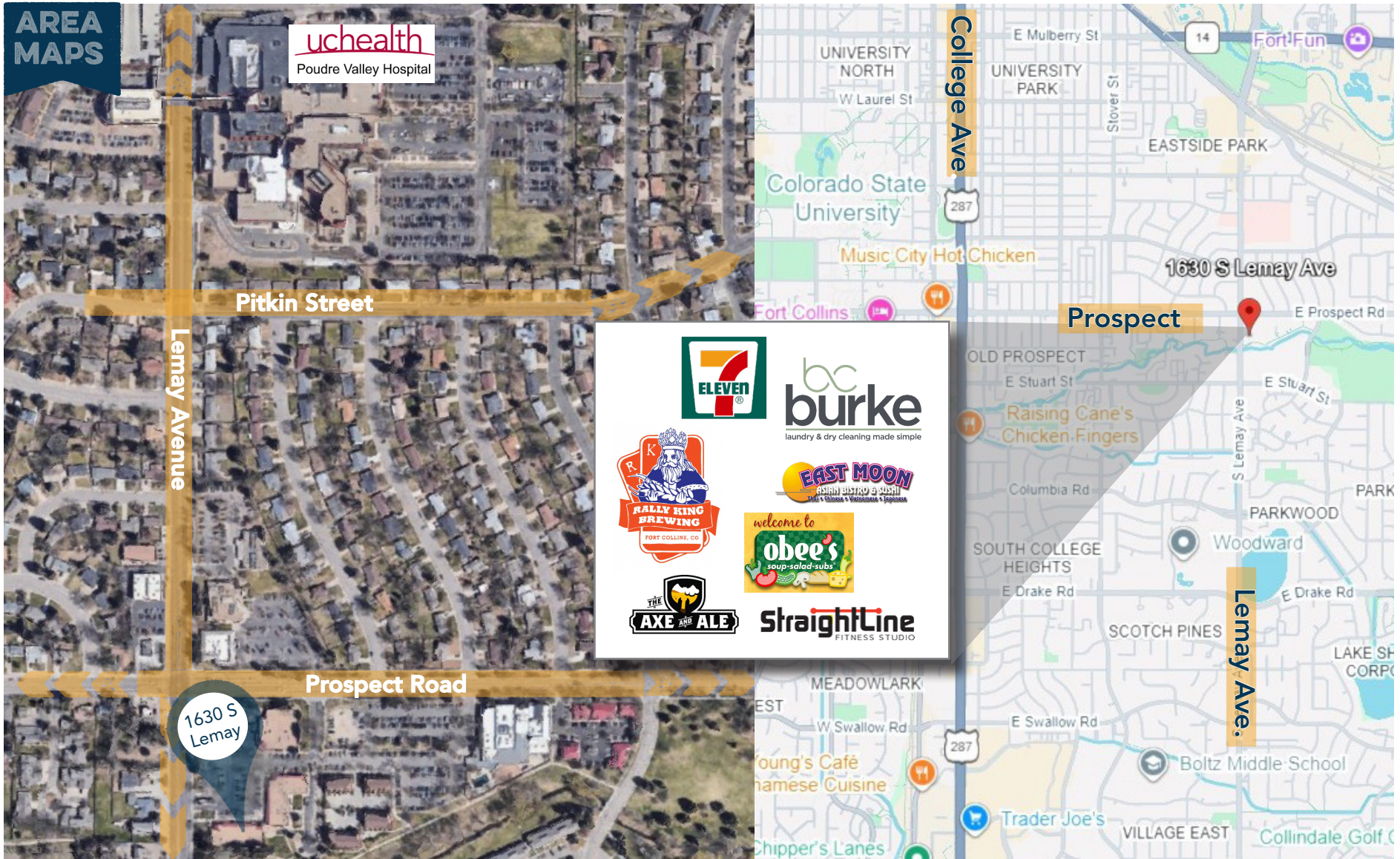
# PROPERTY PHOTOS - UNIT 6



# FLOORPLAN - UNIT 6



## AREA MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.