



waypoint  
REAL ESTATE

323 W DRAKE STREET #120  
FORT COLLINS, CO 80526

Suite 120: 1,032 SF (approximate)

Lease Rates: \$16.00 / SF NNN

NNN Rate: \$12.63 / SF  
utilities included

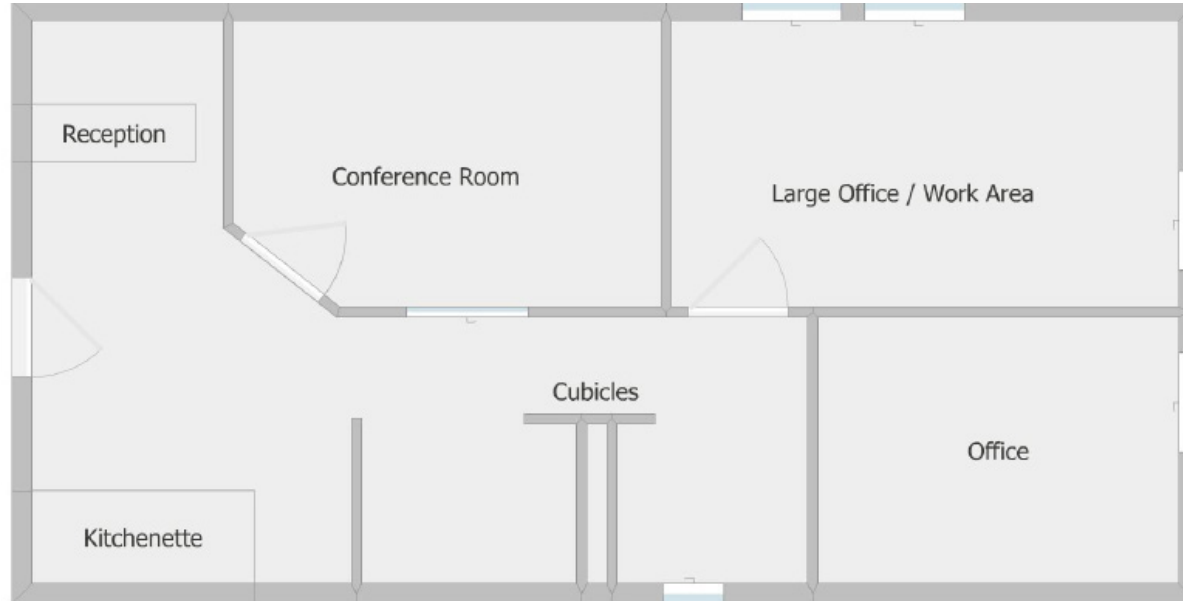
- Collaborative Work Space in Midtown
- One block from College and Drake intersection
- Large windows with abundant natural light
- Ample Parking
- First Floor Unit
- Wood Floors throughout



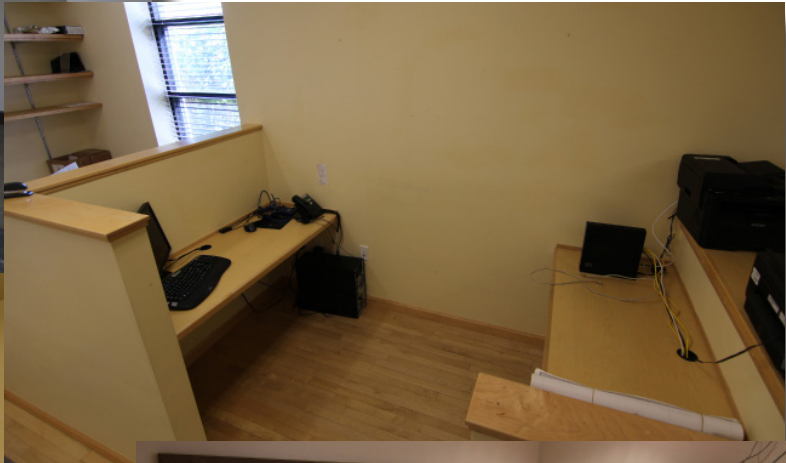
# FLOOR PLAN



1,032 SF



# COLLABORATIVE WORKSPACE



323 W DRAKE STREET, UNIT 120



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