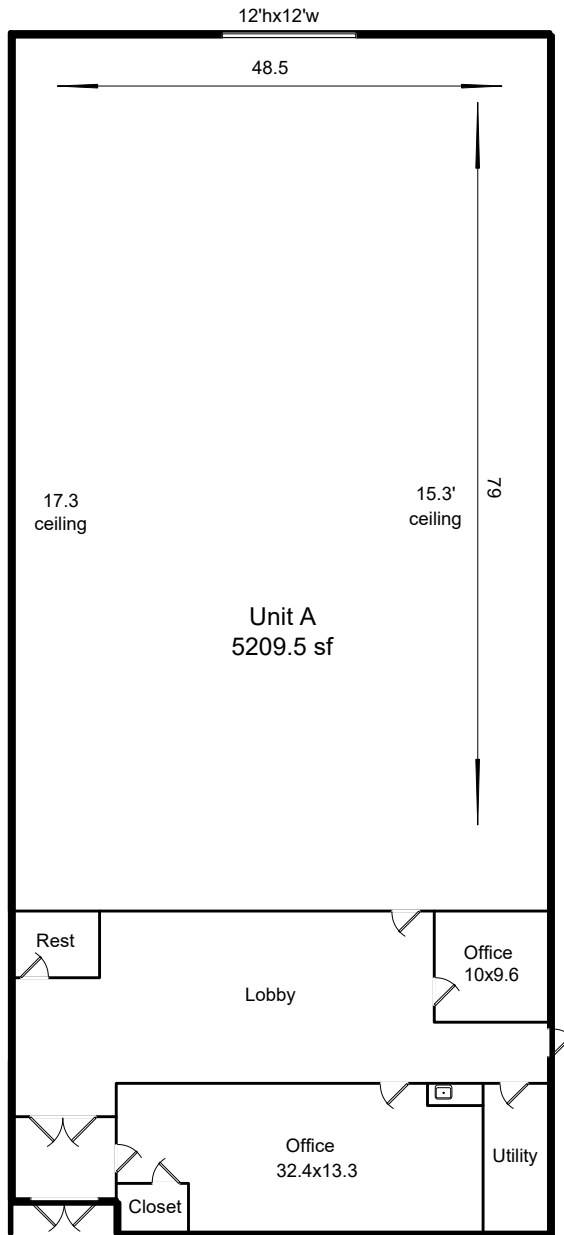


SALE OVERVIEW

Price:	\$15.00/SF Annually
Available SF:	5,209
Lease Term:	3-5 Years
Market:	Northern Colorado
Sub Market:	Fort Collins





PROPERTY COMMENTS

Available for lease, this 5209 SF retail/office/warehouse space in central Fort Collins features a large open work area, customer lobby, private office space and a flex/retail/office space up front. Total Estimated Monthly Rent is \$9,024.50 plus utilities.

OFFERING HIGHLIGHTS

Available SF 5,209

Over Head Door 12x12

Ceiling Clear Height 15 ft

Rentable SF 5,209

Base Rent \$15.00/SF Annually

NNN Expenses \$5.79/SF Annually (Taxes, Insurance, CAM)

Zoning General Commercial District

Quick Access to HWY 287 and Harmony Road



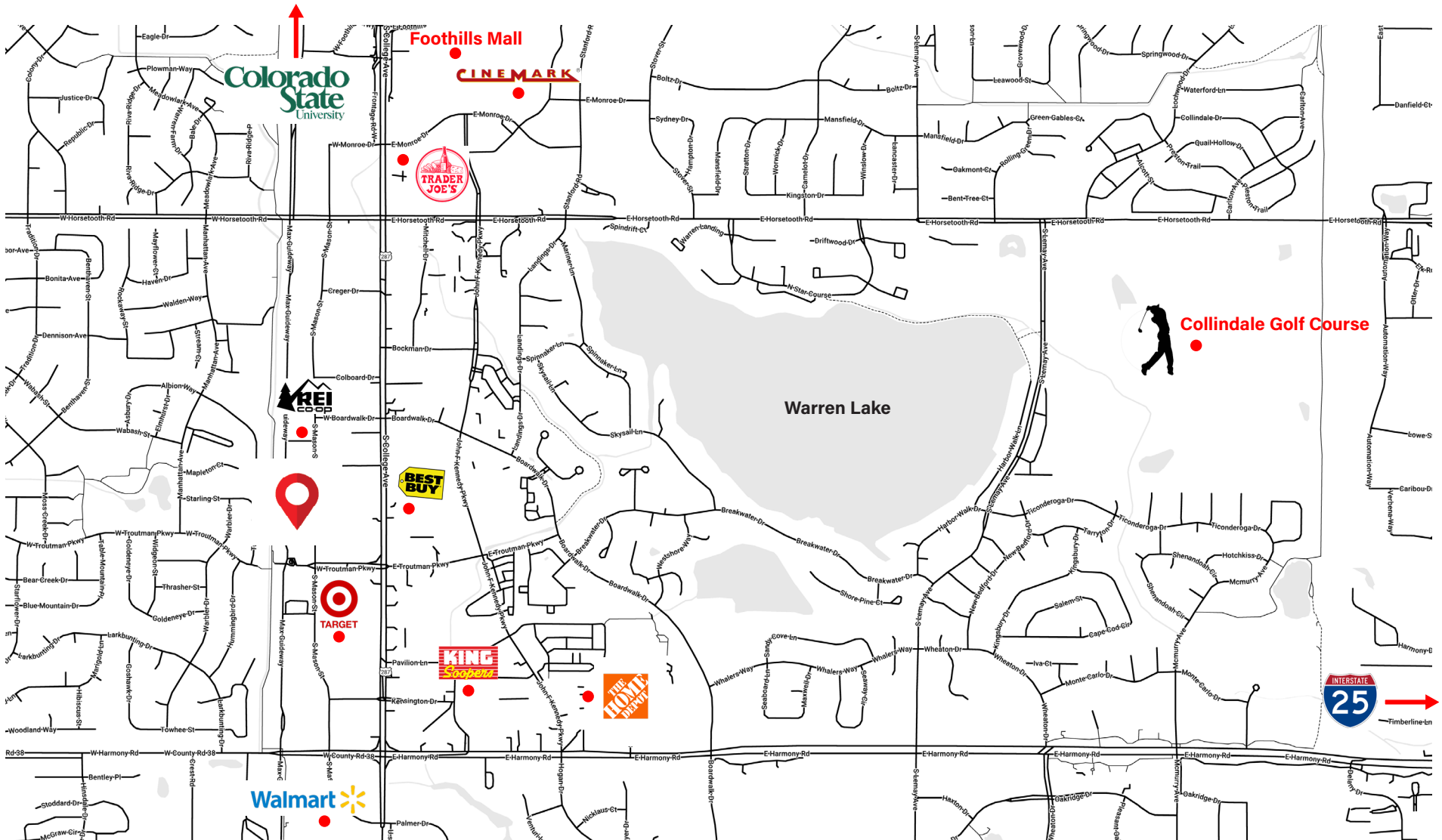
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FORT COLLINS: SOUTH COLLEGE ATTRACTIONS



The Group
COMMERCIAL

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TEAM BILLINGS