



FOR LEASE

Scotch Pines Village

2601 S Lemay Avenue, Unit 40
Fort Collins, CO 80525



Unit 40 - 638 SF Office / Retail with New Finish!



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Premium Anchored Center - Scotch Pines Village In Midtown Fort Collins

Come join anchor tenant Sprouts Market at this high traffic shopping center at the corner of Drake and Lemay. Space now available!

Unit 40 is 638 SF and suited for retail or office. The base rate is \$21.00 per SF NNN. Wide open space with new finish!

Other tenants in the center include Sprouts, Starbucks, The Taco Stop, Salon deChelle, Edward Jones, RISE! A Breakfast Place, H&R Block, Nick's Friendly Butcher, Island Grill, Madd Style Boutique, the UPS Store, Poudre Pet & Feed Supply, Retreat Bakery Bar, The Bread Chic, and Elevation 5003 Distillery.

Available Suites

Unit	SF	Rate	Notes
40	638 SF	\$21 NNN	Retail or Office - Available Nov. 1st.

NNN's Est. at \$12.00 per sf (2025)



UNIT 40





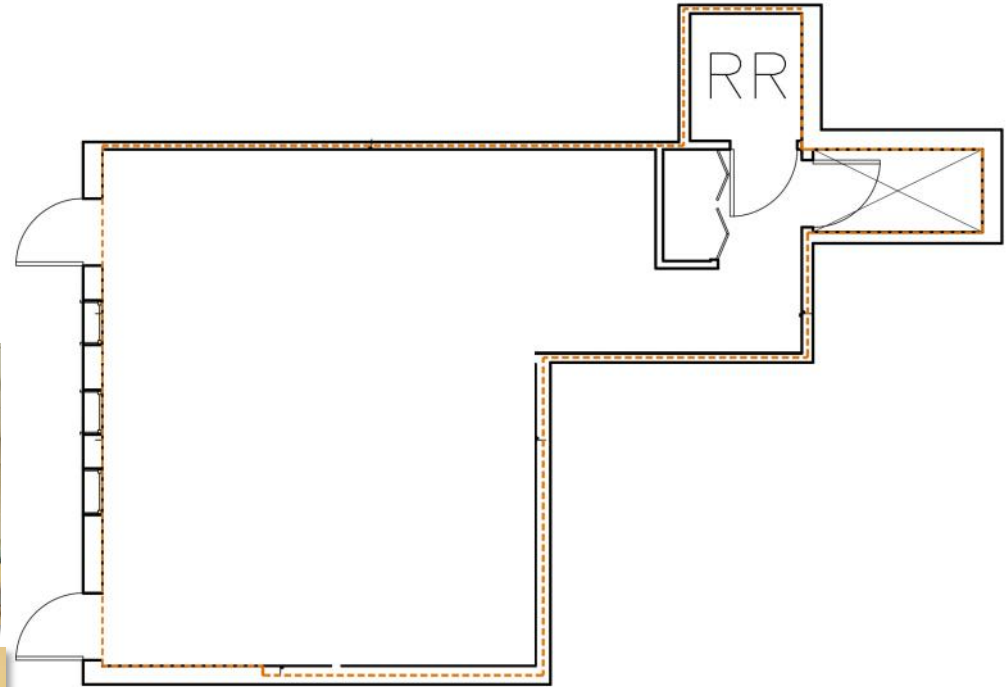
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Unit 40

638 sf at \$21 per sf NNN. NNN's est. at \$12.00 per sf. This suite works well for office or retail. Available November 1st!





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Broker Contact

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