

FOR LEASE

LOFTS AT TIMBERLINE

2026 BEAR MOUNTAIN DRIVE, UNIT 104
FORT COLLINS, CO 80525



1,430 SF
RETAIL/OFFICE SPACE FOR LEASE
LEASE RATE: \$22.00/SF NNN

Unique retail/flex/office condo for lease, located in fast-growing central Fort Collins at The Lofts at Timberline. This location offers easy access to Timberline, Prospect, and Harmony to I-25

PROPERTY HIGHLIGHTS

- Retail/Office Space
- High ceilings
- Zoning allows for many uses
- Ample parking
- Fully constructed Mezzanine



PROPERTY FEATURES

Total SF	1,430 SF
YOC	2020
YOR	2023

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UNIT 104 | 1,430 SF

- New Built High End Office Space
- Mezzanine Space Completed
- ADA Finished Bathroom
- Fully Plumbed
- Central Heating and Cooling



Lower Level



Lobby



Main Entry



Upper Level 2



Stairwell



Upper View

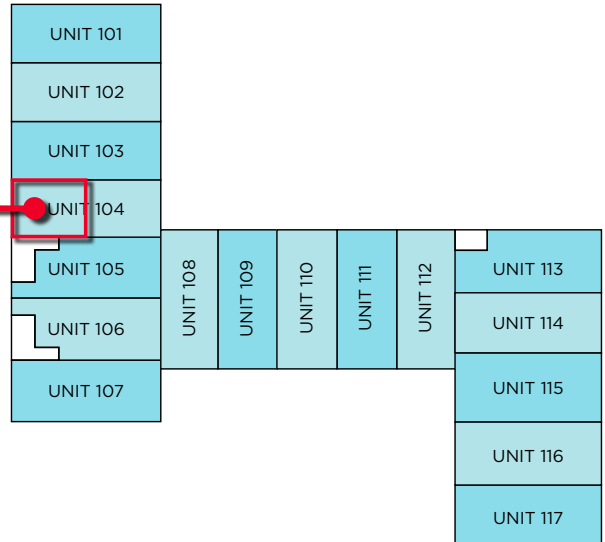
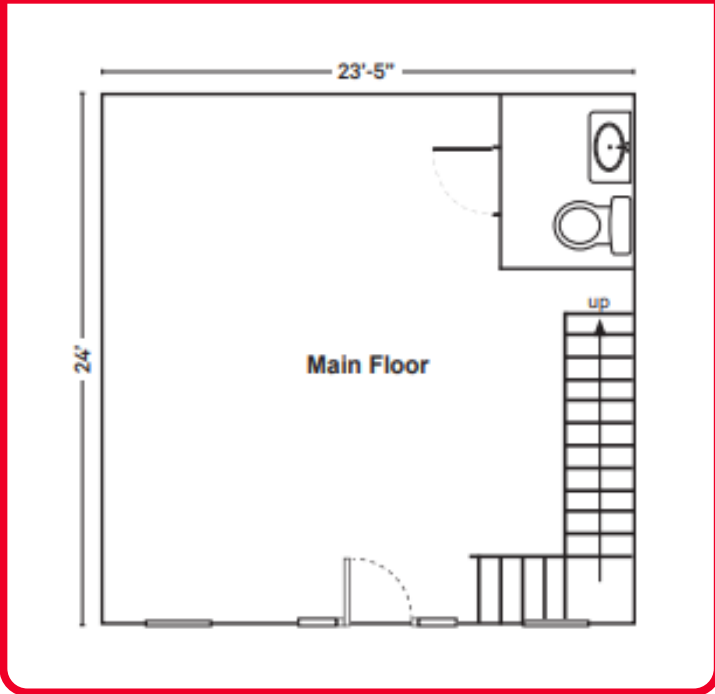
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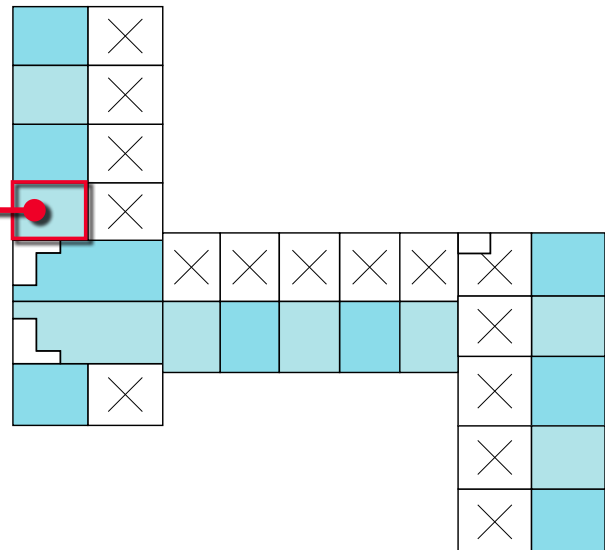
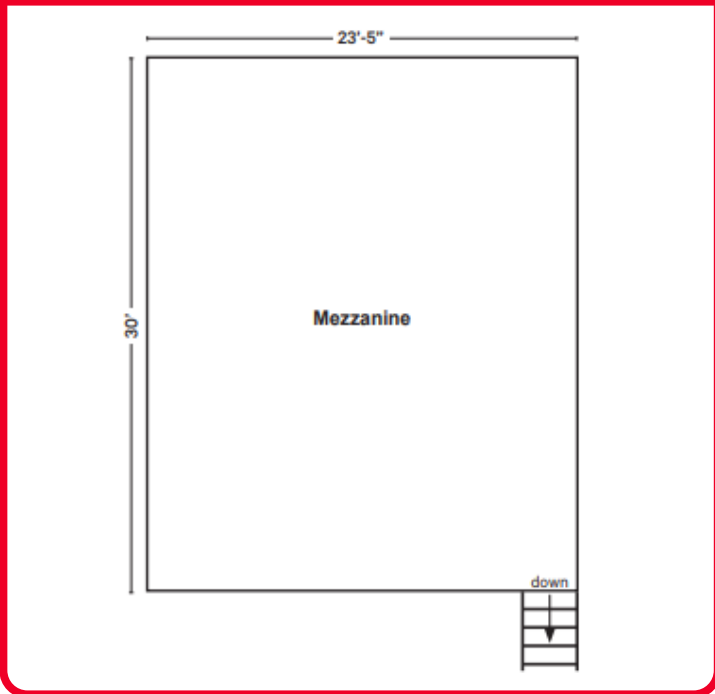
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1ST FLOOR



2ND FLOOR



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