

FOR  
LEASE

## Office/Warehouse Condo 7.91/SF (NNN)



217 Racquette Drive Unit 7  
Fort Collins, CO 80524



### OFFERING HIGHLIGHTS

- Office / Warehouse
- Private Restroom
- Reception Area
- Close Proximity to Interstate-25
- HVAC in the Office and Shop Area



**Craig C. Hau**  
Partner/Senior Commercial Advisor

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 11.7.2025



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## LEASE OVERVIEW

<b>Total Monthly \$:</b>	\$2,300.00, Plus Utilities
<b>Rentable SF:</b>	1,851 SF
<b>Base Rent:</b>	\$7.91/SF Annually
<b>NNN Expenses:</b>	\$7.00/SF Annually
<b>Zoning:</b>	IL - Industrial Light (Larimer County)
<b>OH Doors:</b>	1- 14'x10' Grade Level Overhead Door
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

<b>Property:</b>	Available for lease is a 1,851 SF office/warehouse condo. Unit 7 features a reception area, office, 1/2 bath, and a warehouse with one- 14'x10' grade level door. Total Monthly Rent is \$2,300.00, plus utilities - gas, electric, phone, fiber, and internal janitorial.
<b>Location:</b>	Located just North of E Mulberry Street, between S Timberline Road and S Lemay Avenue.

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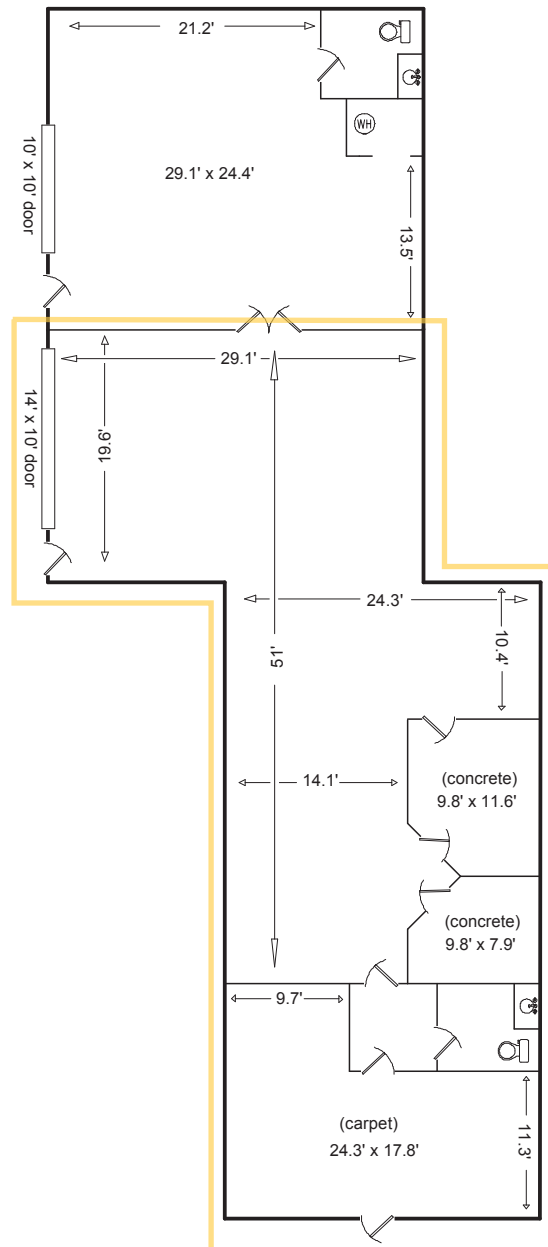
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