

2721 COUNCIL TREE AVE
FORT COLLINS, CO 80525
BUILDING 300



Space Available:

Lease Rate:

NNN Rate:

#203:	4,547 SF	\$22.25 / SF	\$11.84 / SF* +\$0.25 / SF for trash services (*2024 estimate)
#208:	3,960 SF	\$22.00 / SF	
#224:	1,893 SF*	\$22.25 / SF	
#230:	2,752 SF*	\$22.25 / SF	
#236:	6,820 SF*	\$22.00 / SF	

***Suites #224 - #236: Ability to combine units up to 11,465 SF**

RANGE OF MODERN OFFICE SUITES AVAILABLE FOR LEASE ALONG HARMONY CORRIDOR

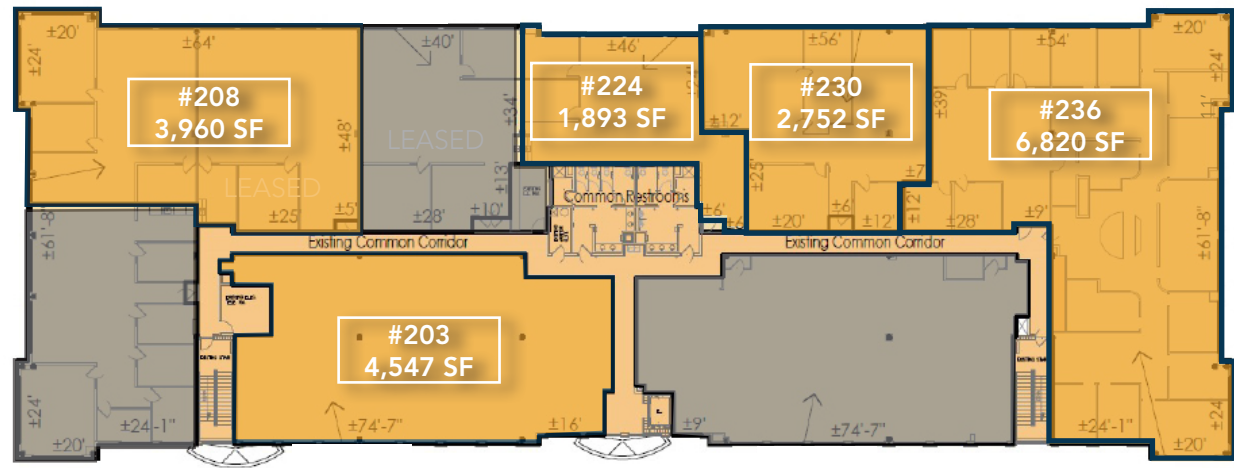
- Professional, spacious 2nd-floor office suites with private offices, reception area, conference room, breakroom, print/copy room, open space, secure storage and access to shared restrooms (see below for individual layouts)
- Close proximity to I-25 offers easy regional access
- Surrounded by retail shopping and restaurants
- Large shared parking lot



BUILDING FLOOR PLAN



BUILDING 300 - LEVEL 2



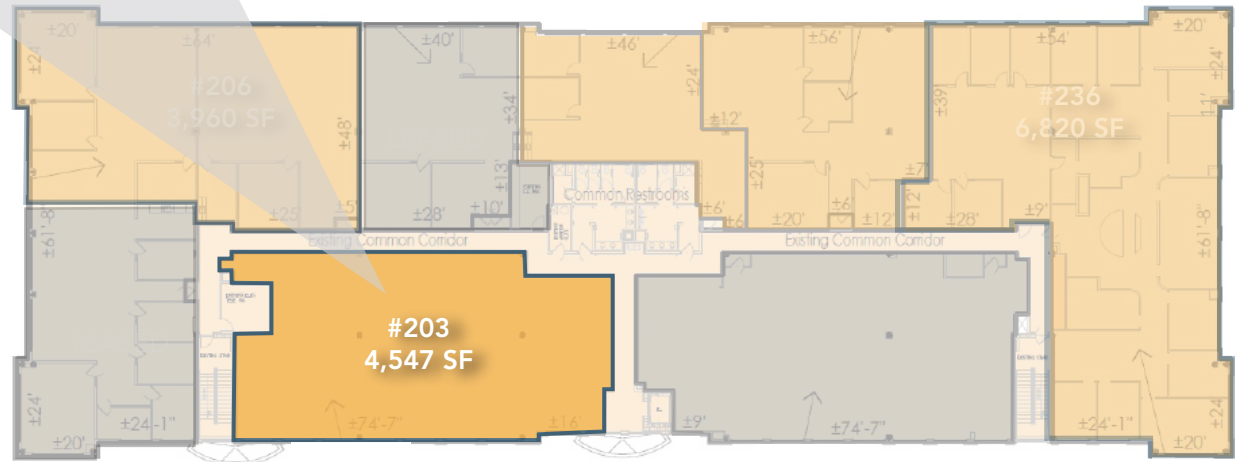
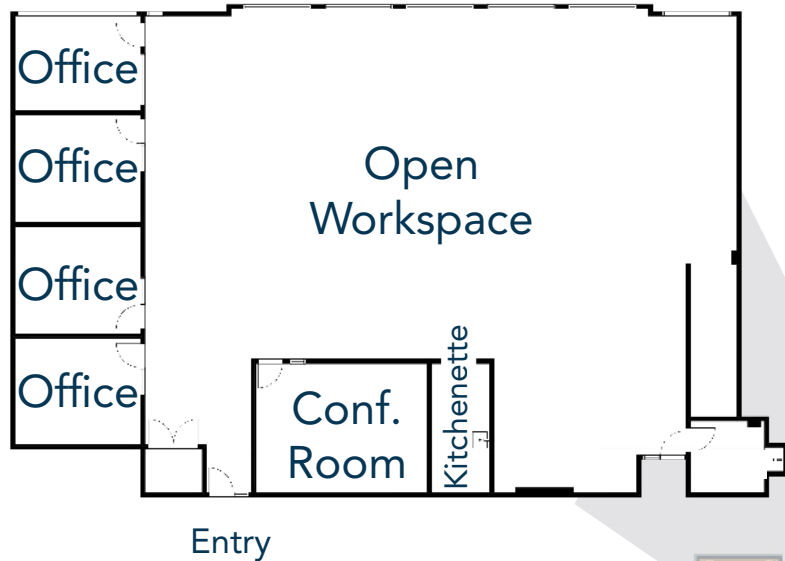
PROPERTY PHOTOS: SUITE 203



FLOORPLAN: BLDG 300 - SUITE 203

Suite 203: **4,547 SF**

Available: **NOW**



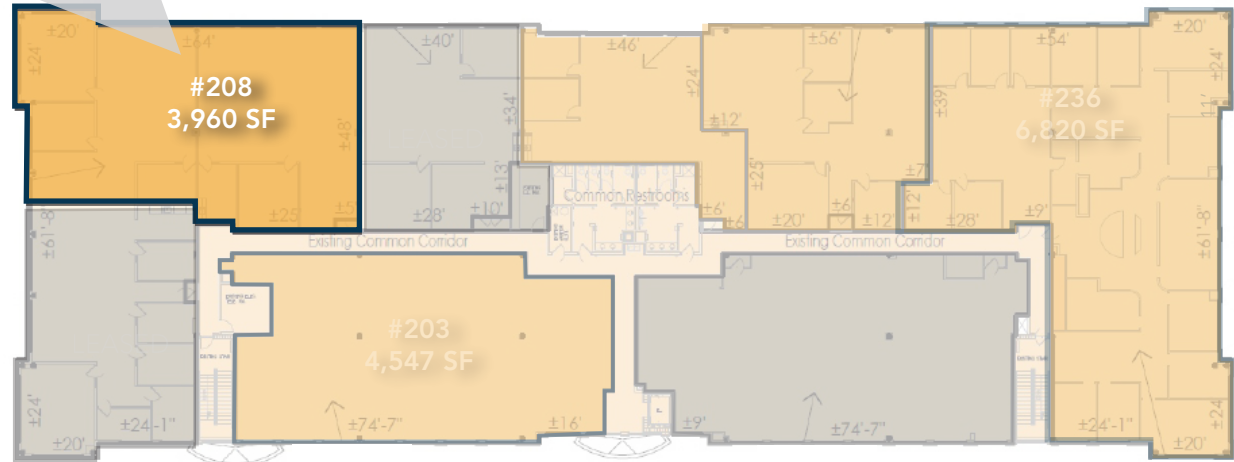
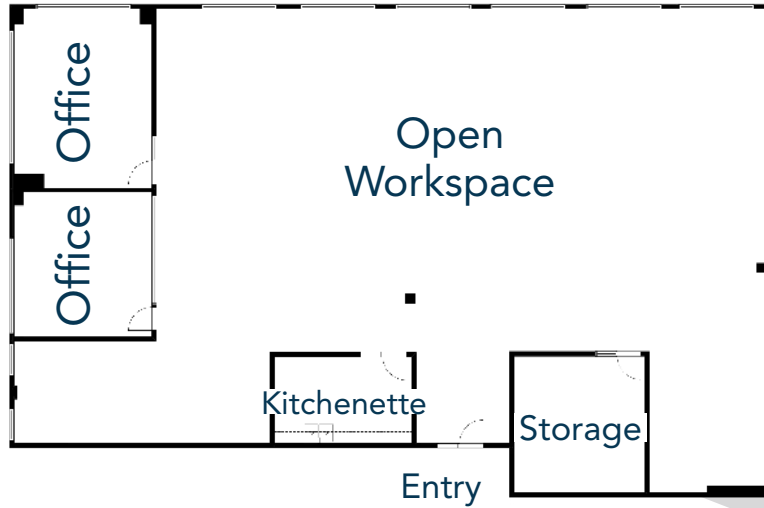
PROPERTY PHOTOS: SUITE 208



FLOORPLAN: BLDG 300 - SUITE 208

Suite 208: **3,960 SF**

Available: **NOW**



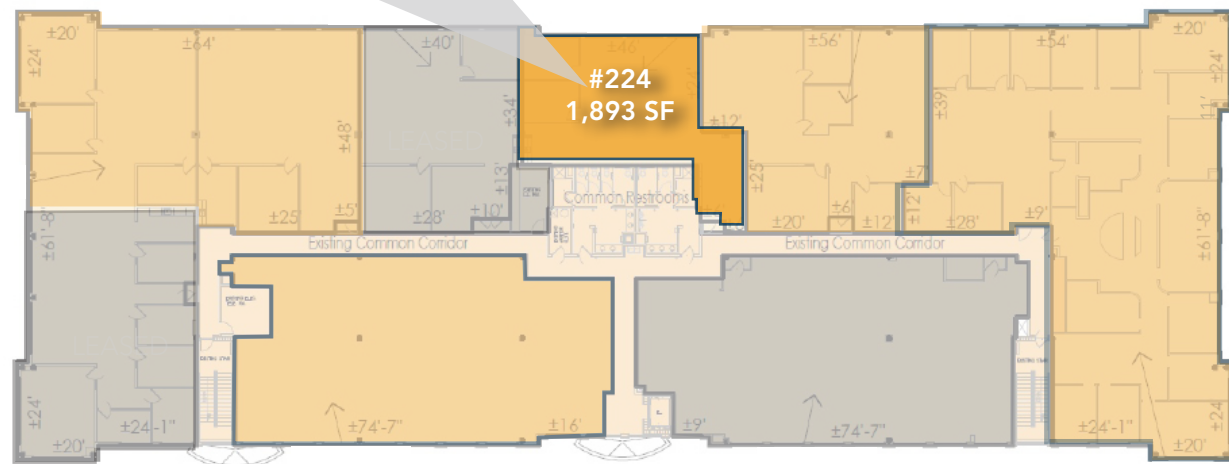
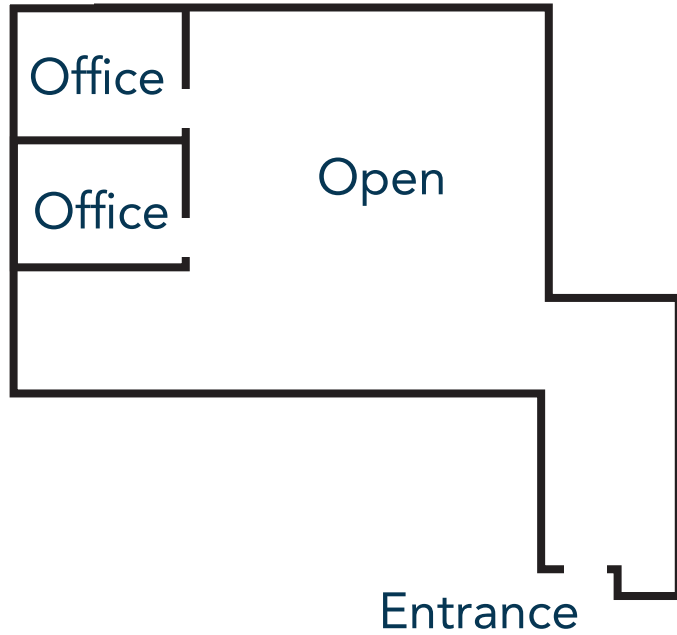
PROPERTY PHOTOS: BLDG 300 / SUITE 224



FLOORPLAN: BLDG 300 / SUITE 224

Suite 224: **1,893 SF**

Available: **NOW**



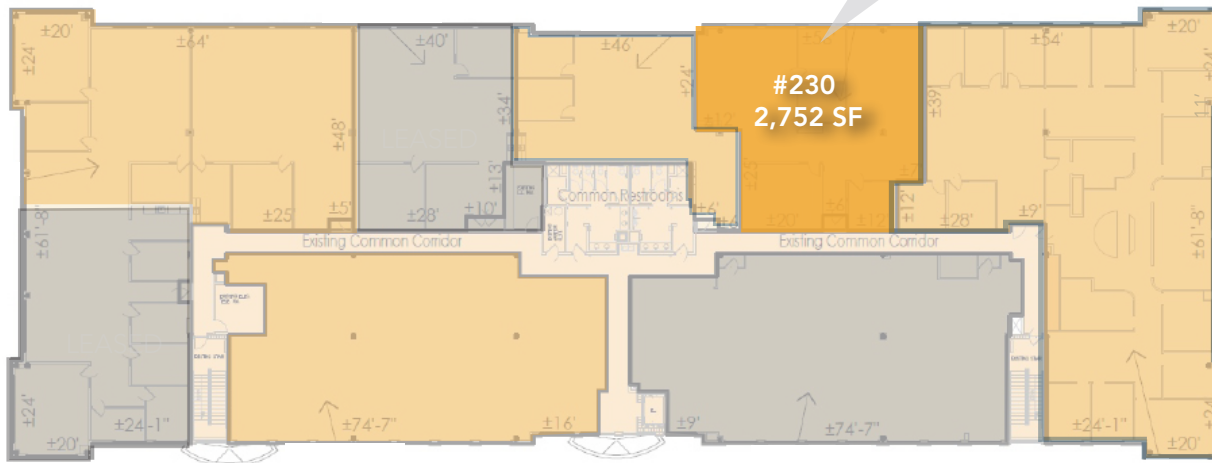
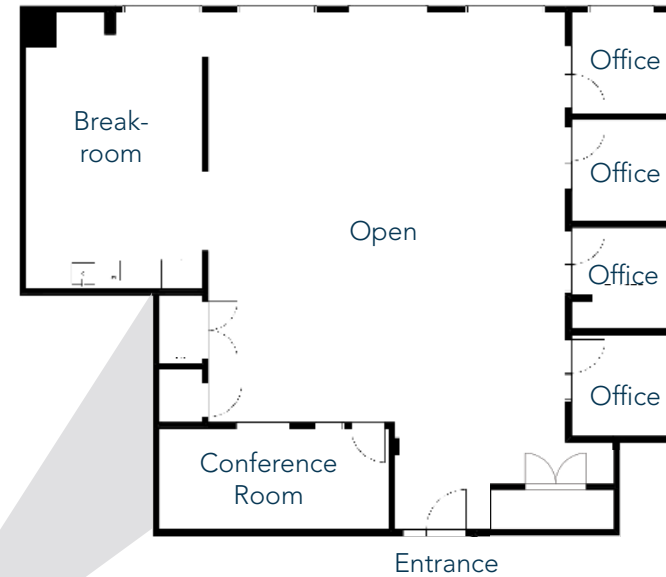
PROPERTY PHOTOS: BLDG 300 / SUITE 230



FLOOR PLAN: BLDG 300 / SUITE 230

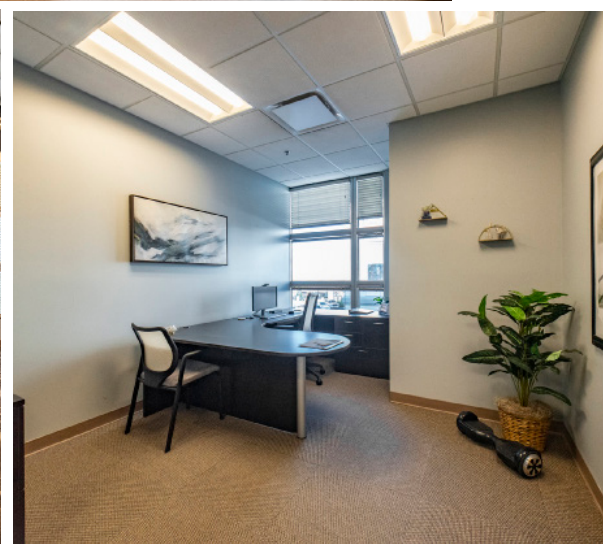
Suite 230: 2,752 SF

Available: NOW

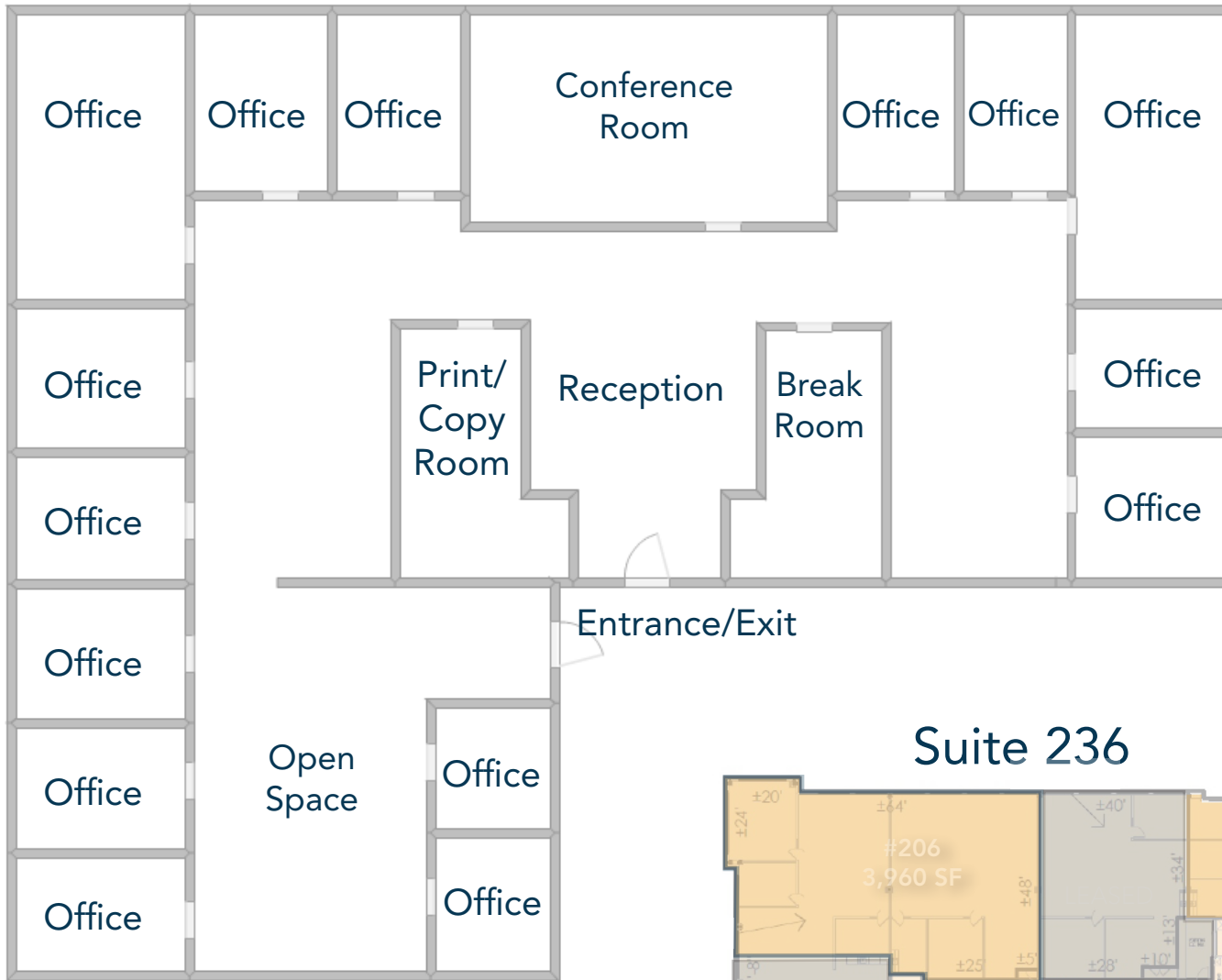


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

PROPERTY PHOTOS: SUITE 236

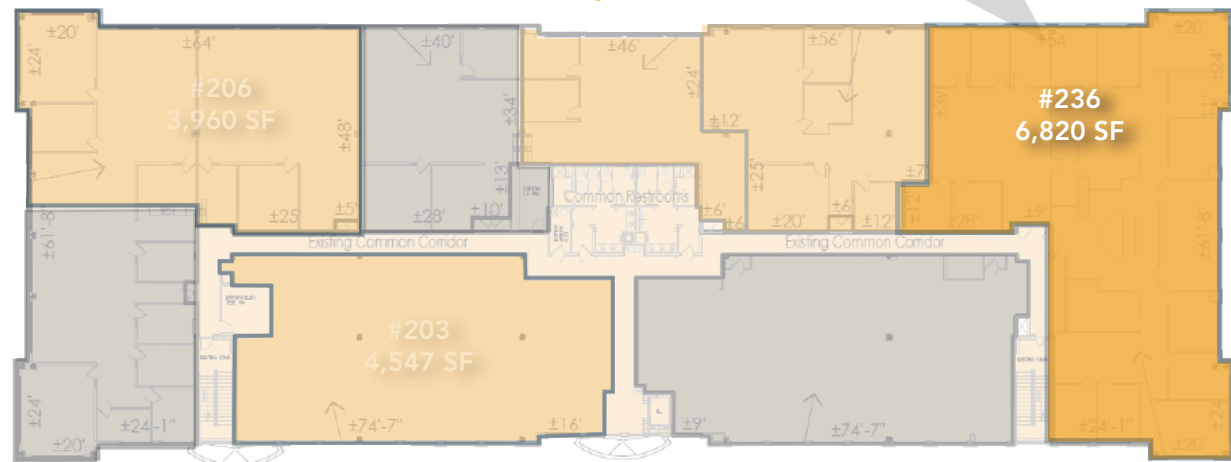


FLOOR PLAN: BLDG 300 - SUITE 236



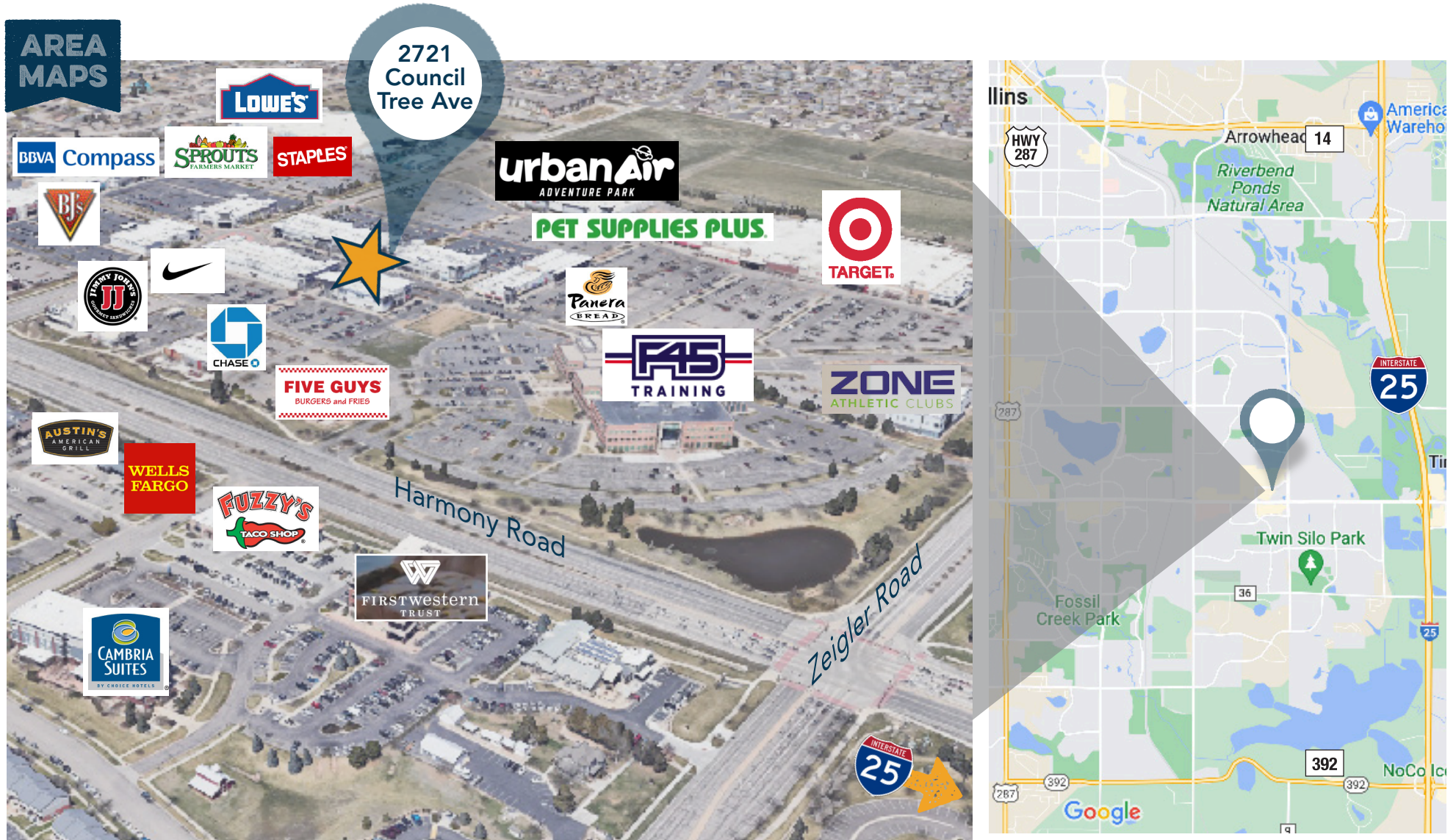
**Available:
NOW**

Suite 236 6,820 SF



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FRONT RANGE VILLAGE



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