



**353 W DRAKE RD**  
**FORT COLLINS, CO 80526**

Space Available

**1,568 SF**

Lease Rate

**\$11.00/SF NNN**

NNN Rate

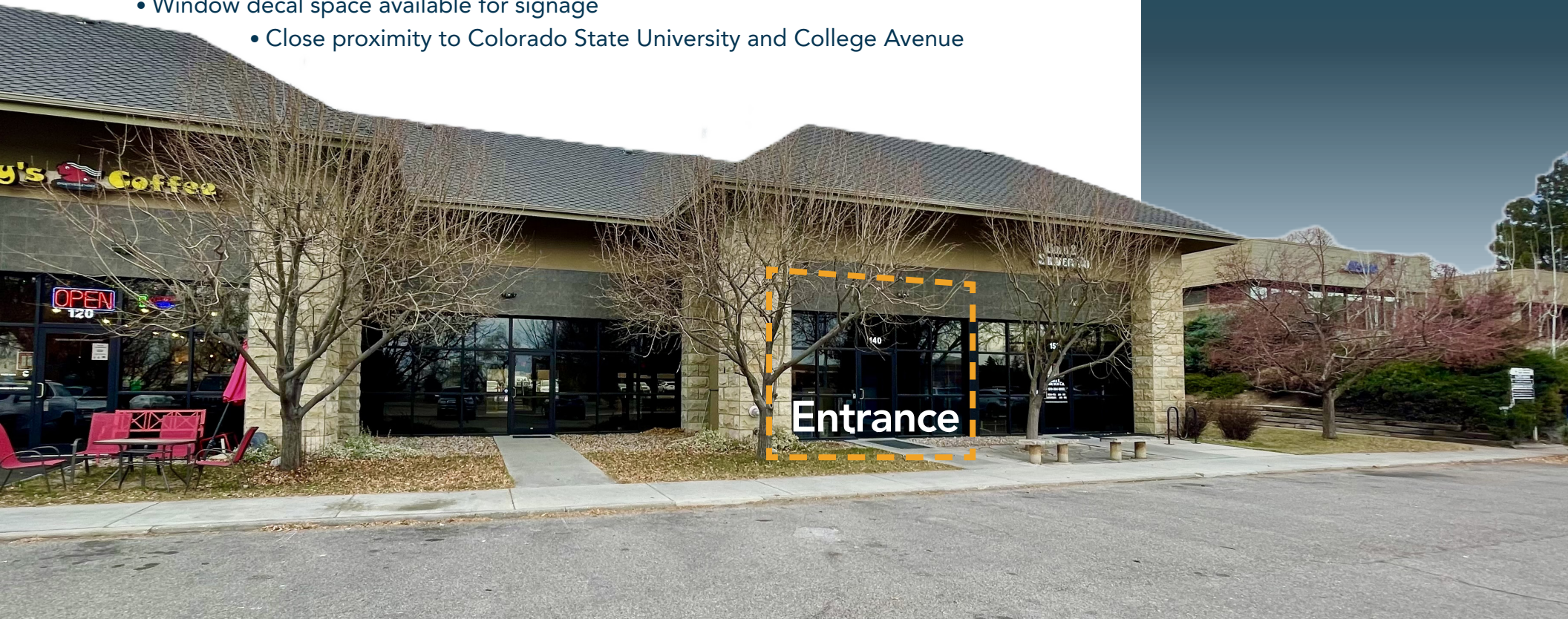
**\$10.50/SF\***

*\*2025 estimate (utilities included)*

Gross Monthly Rent: **\$2,809.30**

*HIGH-VISIBILITY LOCATION ON DRAKE ROAD AVAILABLE FOR LEASE*

- Extensive open floor plan
- Fitness/wellness space with large Pilates/dance studio — excellent for group classes
- Large windows provide an abundance of natural light
- Ample parking for tenants and customers
  - Window decal space available for signage
  - Close proximity to Colorado State University and College Avenue



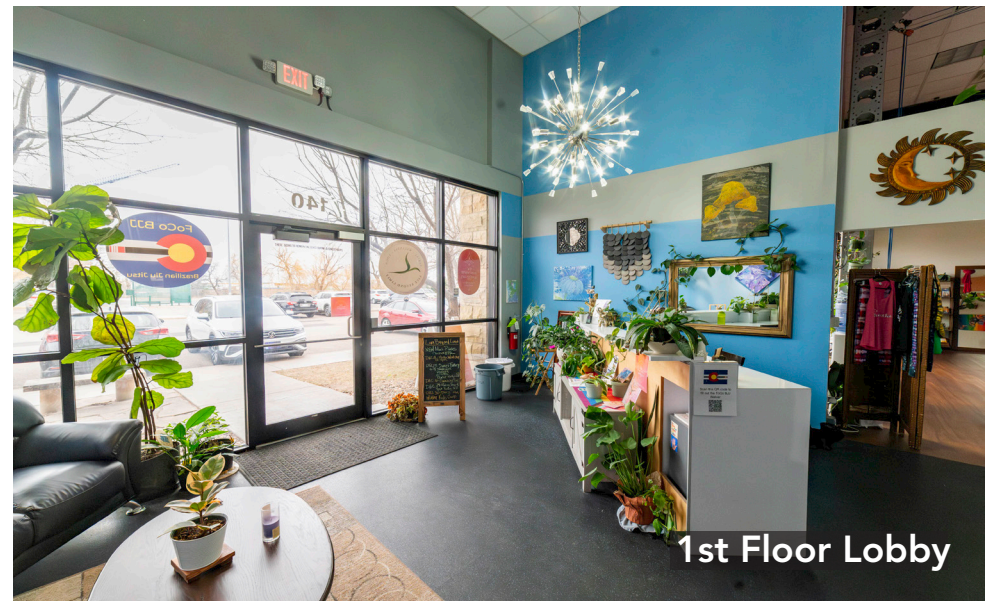
# PROPERTY PHOTOS



Fitness Studio



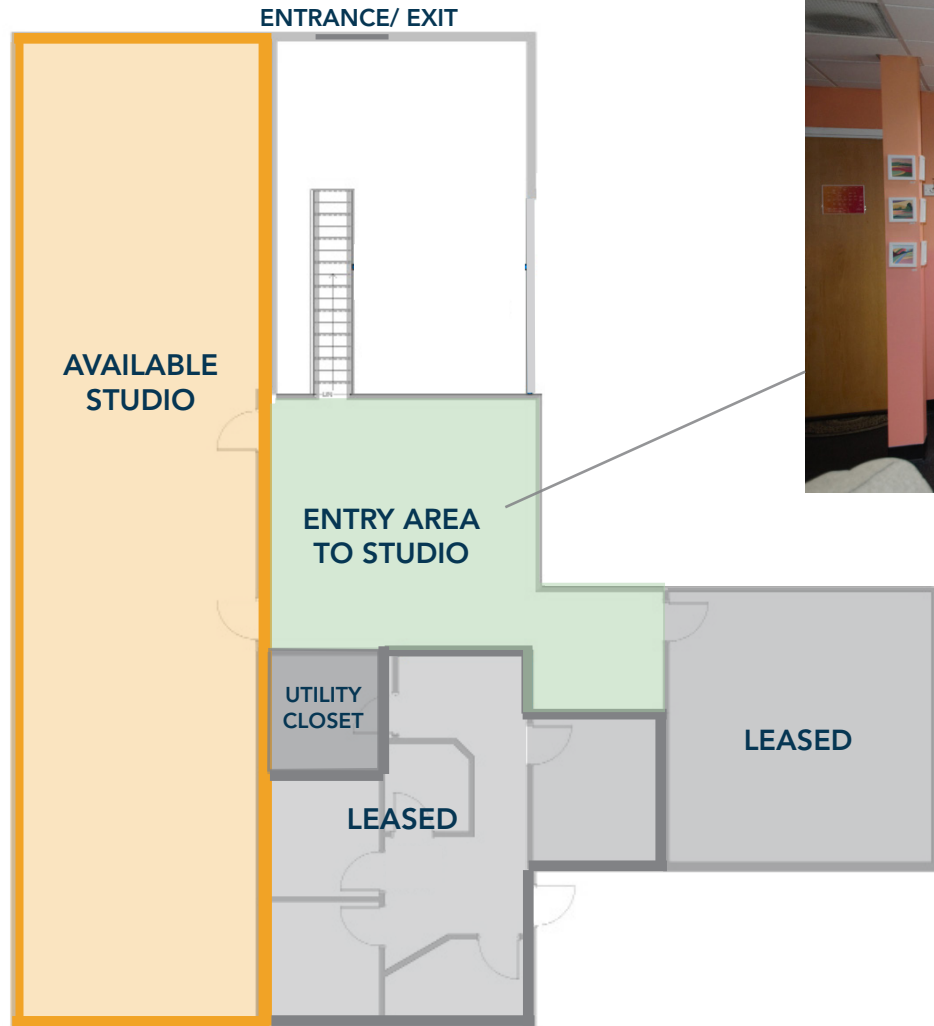
1st Floor Lobby



1st Floor Lobby

# 353 W DRAKE RD FLOORPLAN

## Second Floor

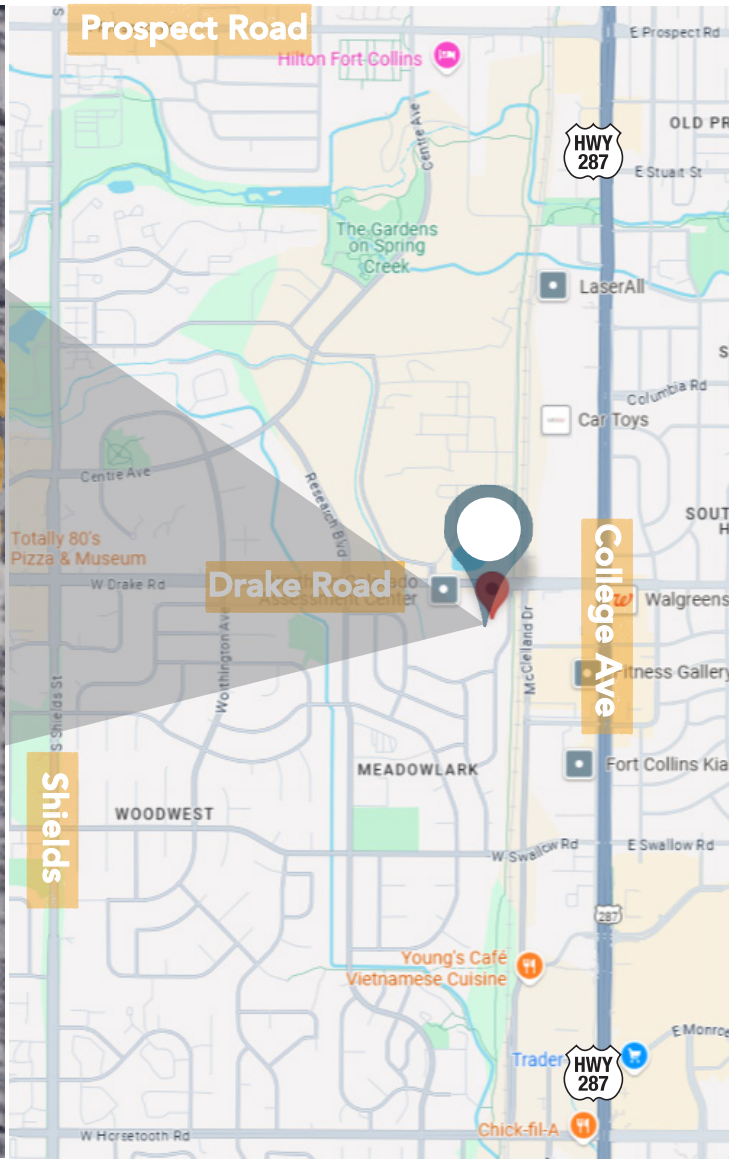


JAKE ARNOLD / NICK NORTON / JACK CHUNKO

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

# AREA MAPS



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