

## Space Available

Approx. 100 SF – 4,739 SF

## Lease Rate

\$675 – \$3200/mo gross\*  
(\*details on p. 3)

ON-SITE PARKING INCLUDED  
SEE AERIAL PHOTO ON PAGE 4

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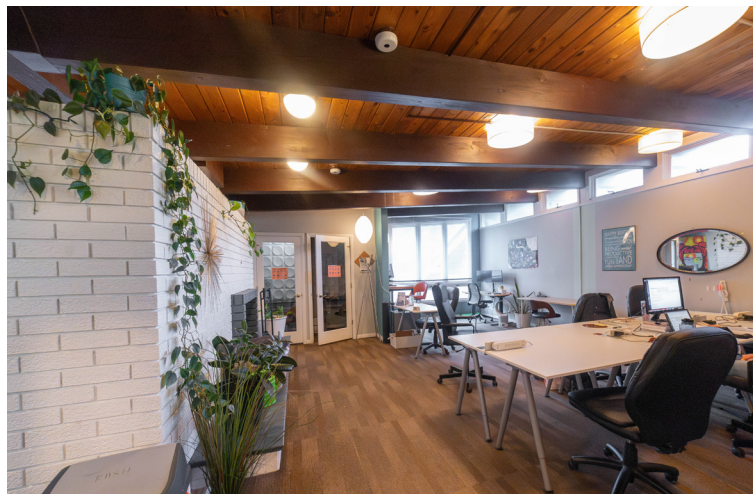
*MODERN DOWNTOWN OFFICE SPACE AVAILABLE FOR LEASE*

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- Consists of 8+ private offices, multiple open-plan work spaces, conference room, kitchen, private restrooms, open-air balcony and secure storage
- Incredibly well located near Old Town Fort Collins
- Spaces available starting Sept. 1
- **Shared use of 28 on-site parking spaces — included**



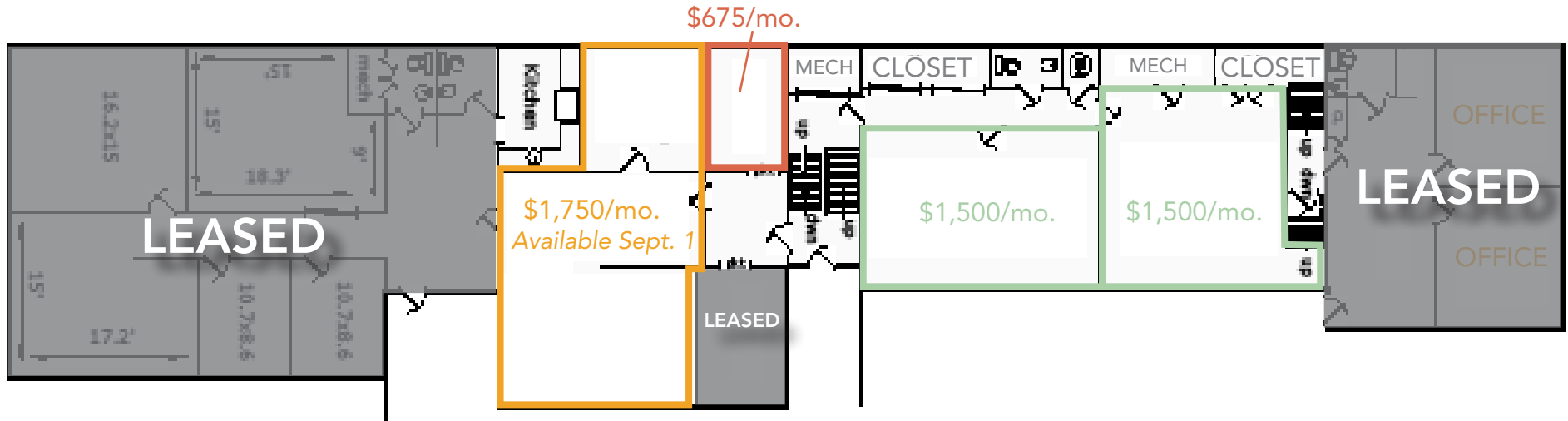
# PROPERTY PHOTOS



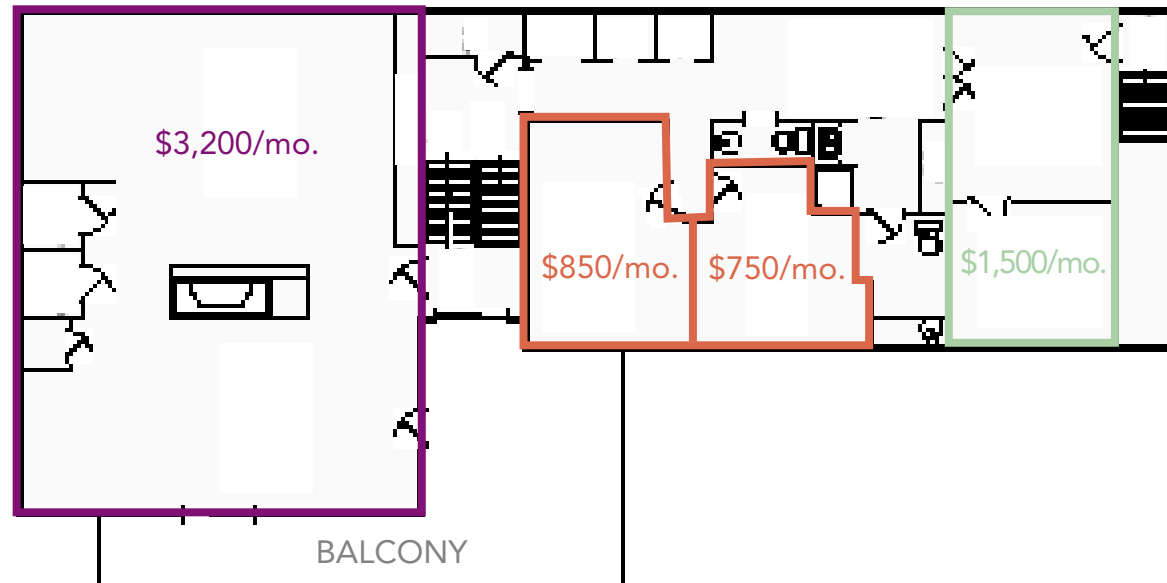
# FLOORPLAN

All units available November 1 unless otherwise noted

## 1st Floor



## 2nd Floor



# PARKING



# AREA MAP



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