FOR LEASE

Free-Standing Office
Timberline Industrial Park

TheGroup

1925 S. Timberline Road, Office
Fort Collins, CO 80525

OFFERING HIGHLIGHTS

- 2,201 SF Free-Standing Office Building
- Located in Timberline Industrial Park
- Available Now

Craig C. Hau
Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

REALTOR® | EQUAL HOUSING OPPORTUNITY

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LEASE OVERVIEW

Total Monthly Rent:	$2,500.00, plus utilities
Rentable SF:	2,201 SF
Base Rent:	$8.13 SF/Annually
NNN Expenses:	$5.50 SF/Annually
Zoning:	Industrial
Market:	Northern CO
Sub Market:	Fort Collins
Cross Streets:	Timberline and Prospect Roads

PROPERTY OVERVIEW

Property: Located in Timberline Industrial Park. This free-standing office consists of 2,201 SF and features a built-in reception desk, conference room, private offices, HVAC, and men's and women's restrooms. This industrial park is located on the west side of Timberline Road, between Drake and Prospect Roads, with quick access to Interstate 25 and downtown Fort Collins. **Total Monthly Rent is $2,500.00, plus utilities (gas, electric, internet, phone, and internal janitorial).**

Location: Located on the west side of Timberline Road, 1/4 mile south of Prospect Road.

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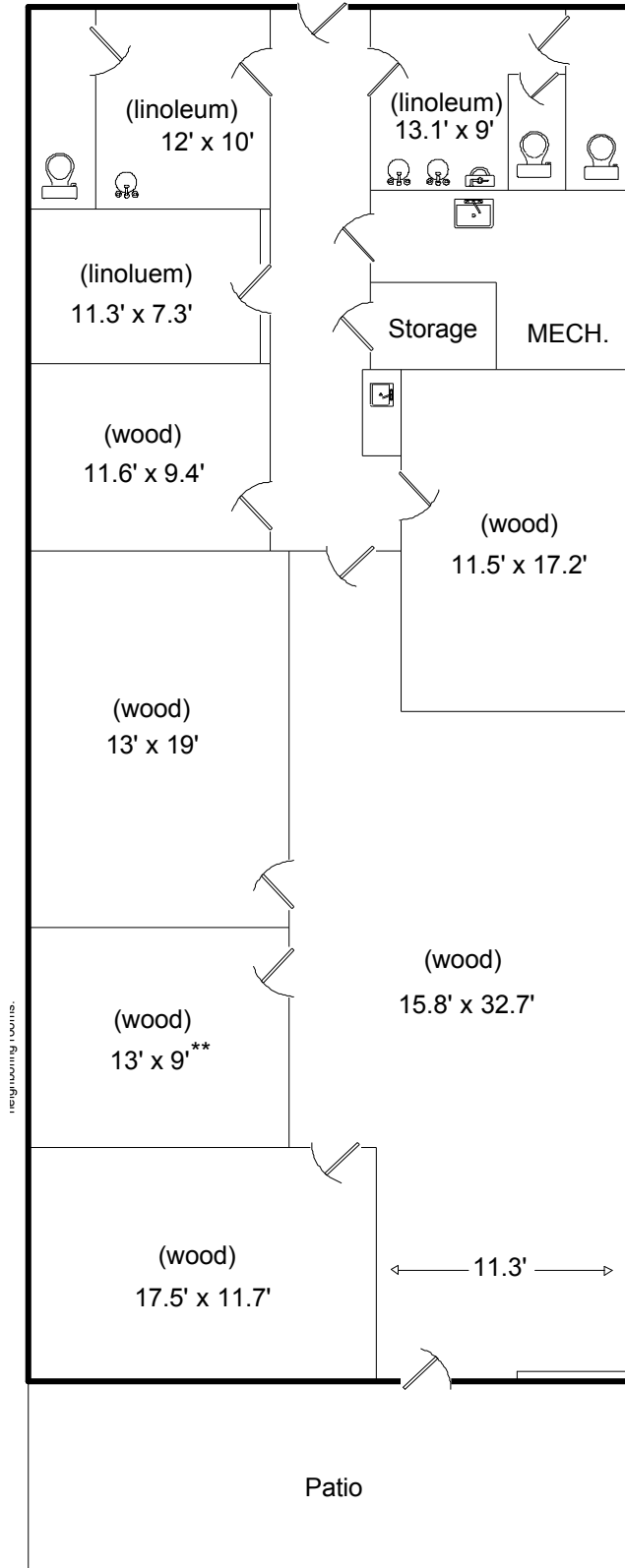2803 E. Harmony Road
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Floor Plan

(linoleum)
12' x 10'

(linoleum)
13.1' x 9'

(linoluem)
11.3' x 7.3'

Storage

MECH.

(wood)
11.6' x 9.4'

(wood)
11.5' x 17.2'

(wood)
13' x 19'

(wood)
15.8' x 32.7'

(wood)
13' x 9'**

(wood)
17.5' x 11.7'

11.3'

Patio