

Suites D-E:

Lease Rate:

NNN Rate:

Approx. 486 SF – 1,080 SF

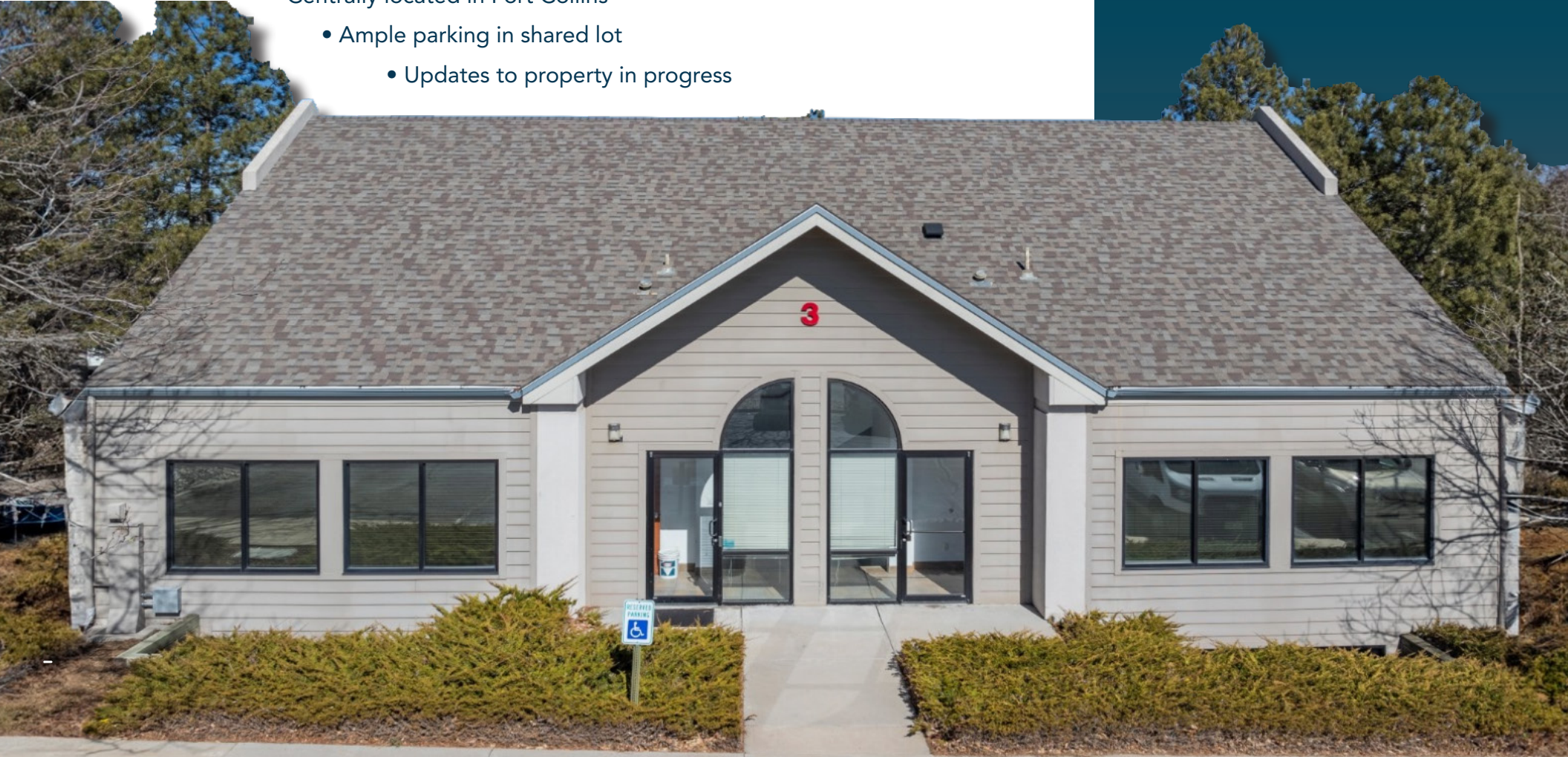
\$16.00/SF NNN

\$8.81/SF

(2024 estimate. Utilities included.)

OFFICE SUITE AVAILABLE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

- Consists of two open offices and a private restroom
 - Option to demise into two suites
 - Centrally located in Fort Collins
 - Ample parking in shared lot
 - Updates to property in progress





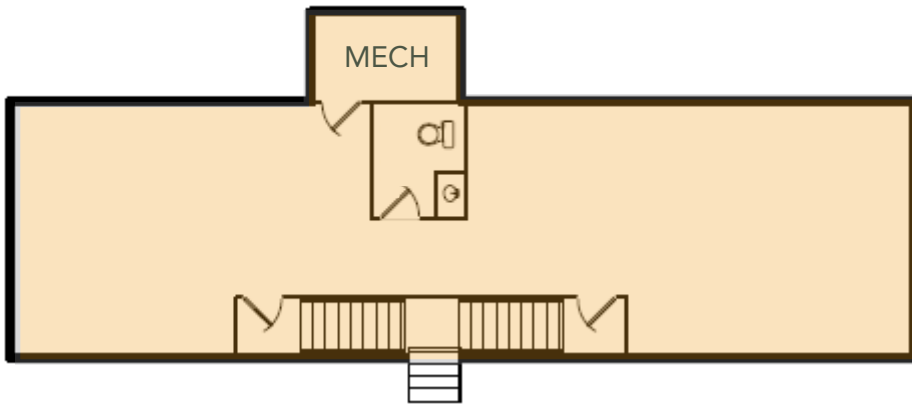
PROPERTY PHOTOS



2ND FLOOR/MEZZANINE

ENTIRE SUITE:

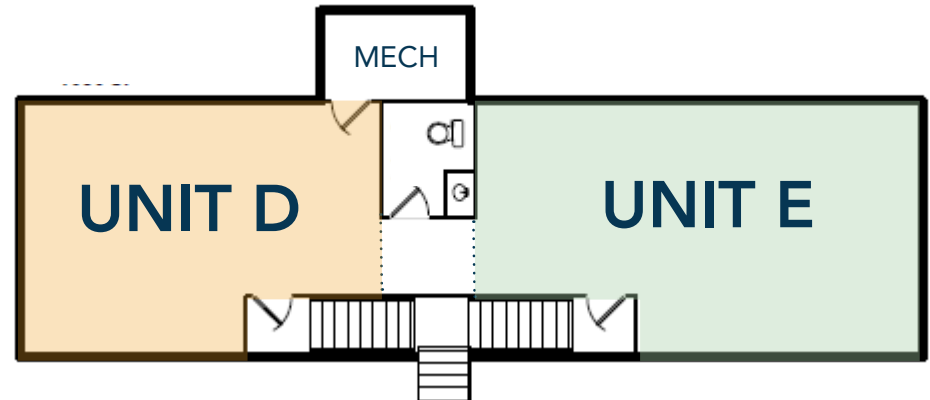
1,080 SF



DEMISED UNITS

UNIT D: approx. 486 SF

UNIT E: approx. 594 SF



AREA MAPS



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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.