



OFFICE/WAREHOUSE SPACE FOR LEASE

**217 RACQUETTE DRIVE, UNIT 4**


**FORT COLLINS, CO 80524**



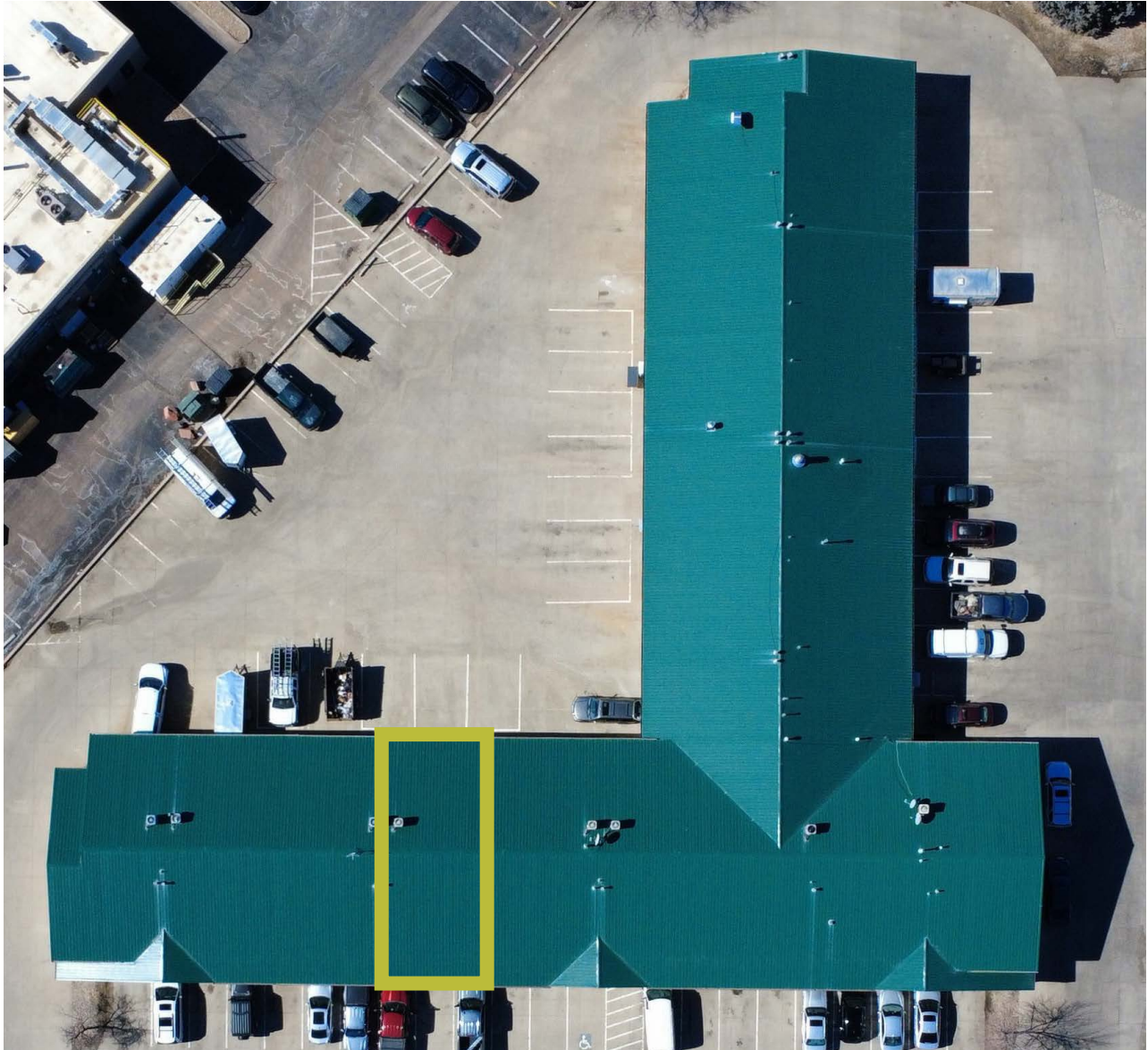
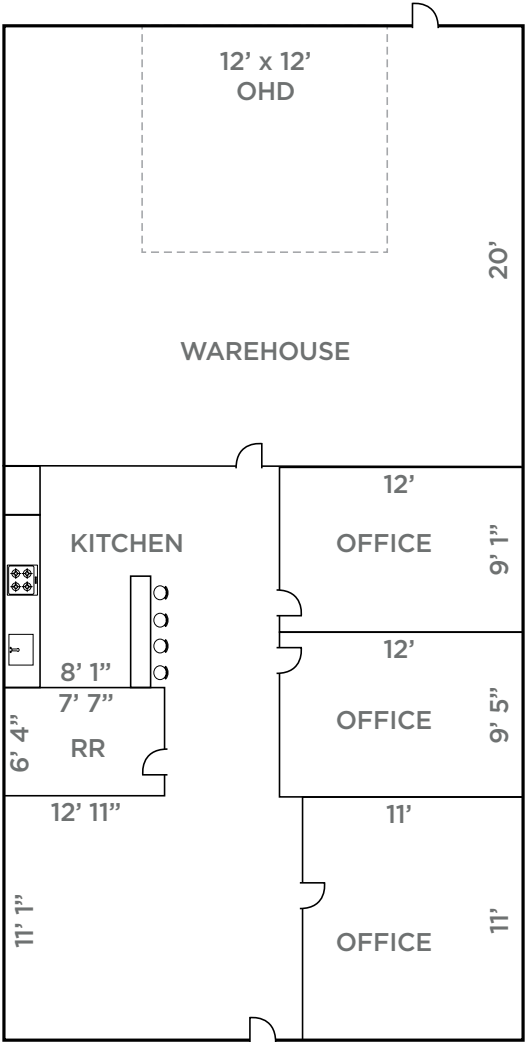
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# PROPERTY HIGHLIGHTS

Unit 4 at 217 Racquette Drive is located in north Fort Collins with convenient access to East Mulberry Road, Interstate 25, and Old Town Fort Collins. The suite totals 1,250 square feet, featuring 750 square feet of Class A finished office space and 500 square feet of warehouse space. The office layout includes three private offices, a lobby/reception area, a kitchen/breakroom, and one private restroom. The warehouse is equipped with one 12' x 12' drive-in door, providing efficient loading access.

Availability:	Unit 4   1,250 SF
Lease Rate:	\$15.00/SF NNN
NNNs:	\$8.21/SF
Total Monthly Rate:	\$2,417.70 Plus Utilities
YOC:	1997
Loading:	(1) 12' x 12' Drive-In Door
Parking:	43 Shared Spaces
Zoning:	Light Industrial City of Fort Collins 





FLOOR PLAN  
**1,250 TOTAL SF**



217 RACQUETTE DRIVE, UNIT 4

## CONTACT INFORMATION

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