



OFFICE/WAREHOUSE SPACE FOR LEASE

**217 RACQUETTE DRIVE, UNIT 4**  
**FORT COLLINS, CO 80524**



# 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

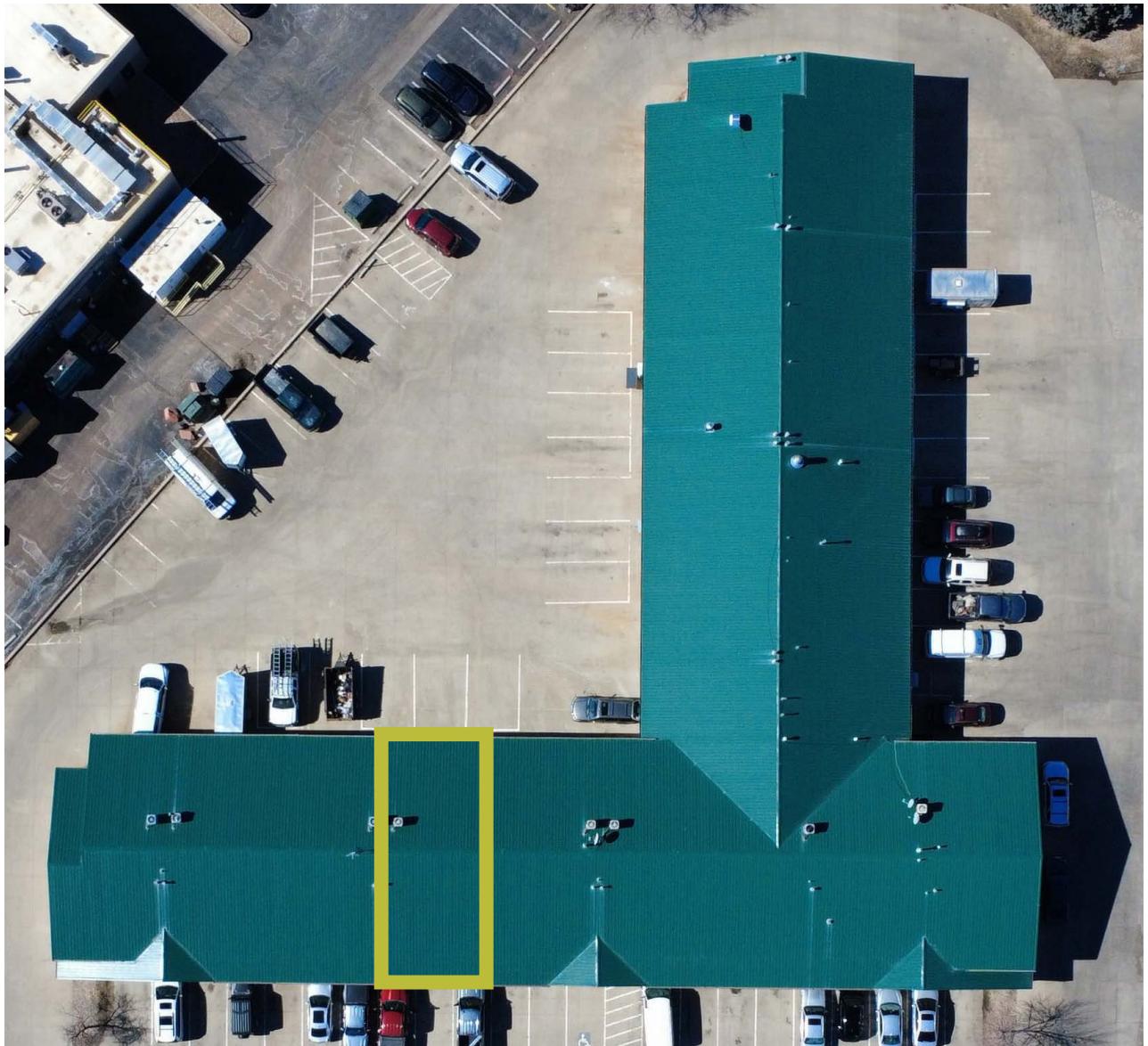
YOC: 1997

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**



## CONTACT INFORMATION

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