

**FOR
LEASE**

724 Whalers Way,
Building I, Suite 200-B
Fort Collins, CO 80525

Second Floor Office Suite For Lease



OFFERING HIGHLIGHTS

- Second Floor Office Suite
- Common Area Restrooms
- Close Proximity to Harmony Road



Craig C. Hau
Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.377.4928 Direct | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.23.24



FOR
LEASE

724 Whalers Way,
Building I, Suite 200-B
Fort Collins, CO 80525

Second Floor Office Suite For Lease

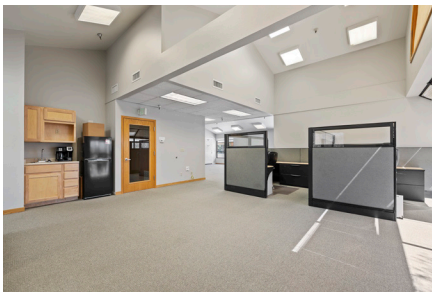


LEASE OVERVIEW

Total Monthly Rent:	\$3,000.00 plus proportionate utilities
Rentable SF:	1,846 SF
Base Rent:	\$11.55/SF Annually
NNN Expenses:	\$7.95/SF Annually
Building Class:	C
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property:	Fort Collins office suite available for lease. This second story office suite boasts 1,846 SF with two common area restrooms, a large open work area, a private office, a storage room, utility closet, and copy room. Total monthly rent for Suite 200-B is \$3,000.00, plus utilities (gas, electric, phone, internet, and internal janitorial) on a triple net lease agreement.
Location:	Located off of East Boardwalk Drive, just north of East Harmony Road.



Craig C. Hau, Partner/Senior Commercial Advisor

970.222.0077 m | 970.377.4928 d | 970.229.0700 o | chau@thegroupinc.com
2803 E. Harmony Road | Fort Collins, CO 80528

www.craighau.com



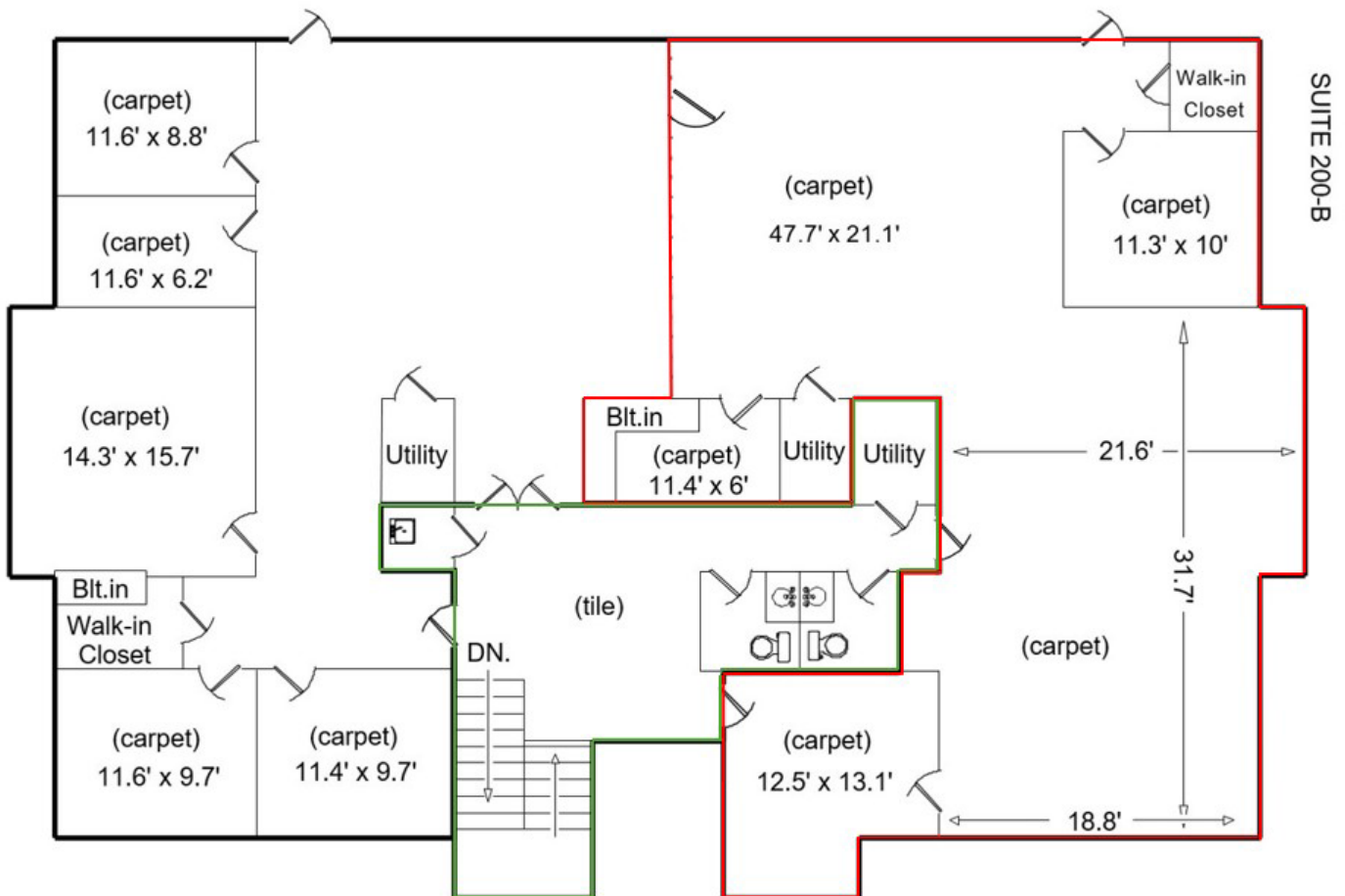
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.23.24



**FOR
LEASE**

724 Whalers Way,
Building I, Suite 200-B
Fort Collins, CO 80525

Second Floor Office Suite For Lease



- Suite 200-B
- Common Area

Craig C. Hau, Partner/Senior Commercial Advisor

970.222.0077 m | 970.377.4928 d | 970.229.0700 o | chau@thegroupinc.com
2803 E. Harmony Road | Fort Collins, CO 80528

www.craighau.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.23.24

