

# Westbridge Medical Suites

1107 SOUTH LEMAY AVENUE  
FORT COLLINS, CO 80524



8,392 SF  
Available

Suite  
200

Sublease term  
through 9/30/2031

Rate \$20 SF Full  
Service Gross



High-quality, purpose-built space for a variety of medical practices, clinics, and specialist providers,

Delivering convenient access to patients and physicians alike, the facility combines professional, efficient design with a focus on personalized care — helping healthcare teams deliver exceptional patient experiences in a central Northern Colorado location.

#### BUILDING FEATURES & AMENITIES

- Former Primary Care Suite: 13 exam rooms, 6 private offices, large reception waiting room, radiology room, 2 treatment rooms.
- Proximity to UCHHealth Poudre Valley Hospital, Central location in Fort Collins primary healthcare hub
- Nearby retail, pharmacy and dining for patients.
- Class A medical construction with modern exterior architecture.

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