



PREMIER CLASS A OFFICE SPACE LAKEFRONT AT CENTERRA

PROPERTY TYPE: **CLASS A OFFICE**

AVAILABLE: **1,765 - 7,682 RSF**

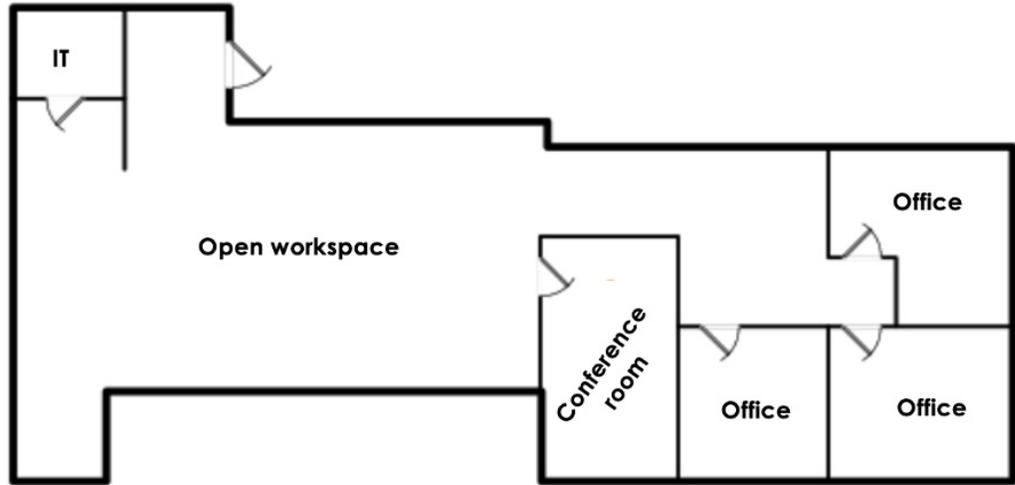
LEASE RATE: **\$19.75 PRSF/NNN**

FEATURES:

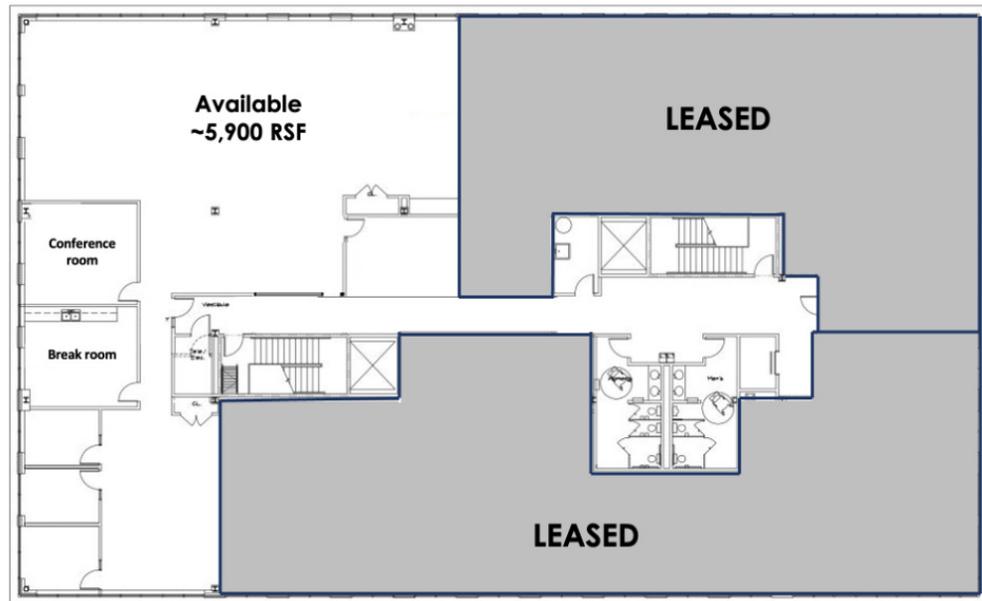
- **Suite 260 - 1,765 RSF:** Corner suite with three private offices, conference room, IT closet and open work space
- **Suite 350 - 5,917 RSF:** Open configuration with western facing views, three private offices, conference room, breakroom and storage/IT room (suite can be divided)

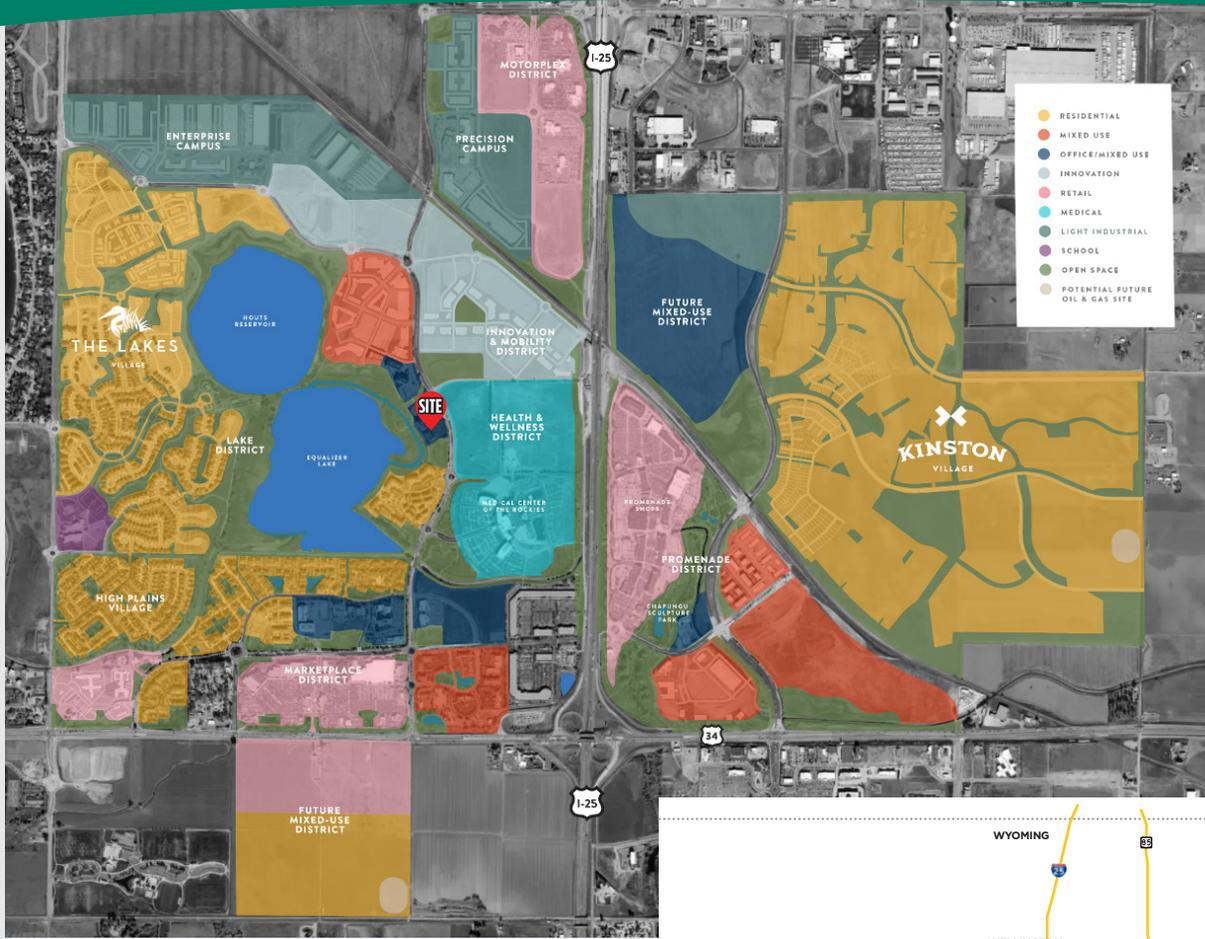


SUITE 260
(1,765 RSF)

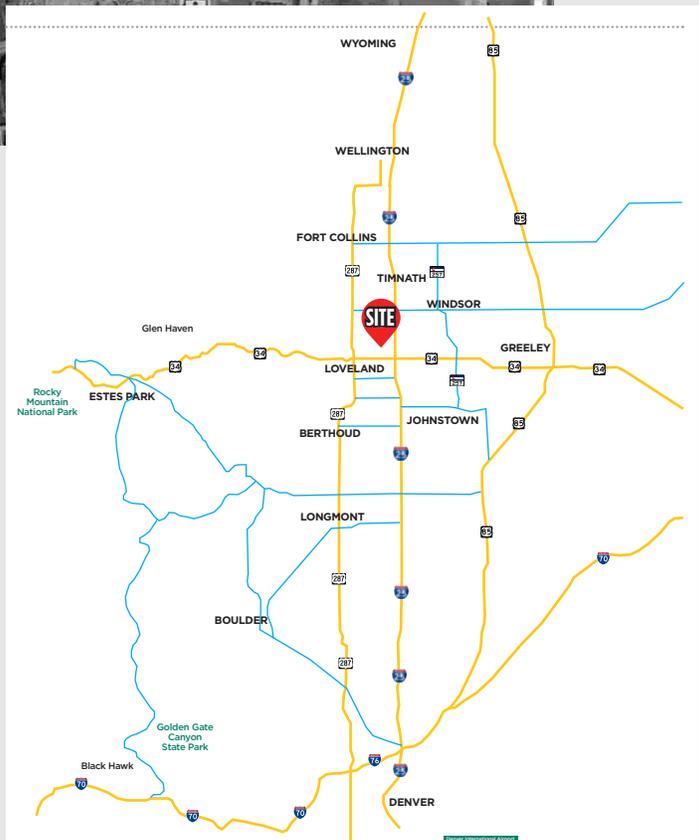


SUITE 350
(5,917 RSF)
SUITE CAN BE DIVIDED





17.3 MILES TO FORT COLLINS	53.1 MILES TO CHEYENNE	47.7 MILES TO DENVER CBD	51.8 MILES TO DENVER INTERNATIONAL AIRPORT
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PROPERTY FEATURES:

- 4/1000 parking ratio
- Located in the thriving Centerra Master Planned Community
- The I-25 and US-34 area is one of the fastest growing submarkets in Colorado with the ability to attract and retain top talent
- Easy access to Fort Collins, Greeley, Cheyenne and less than one hour from Denver CBD and Denver International Airport

Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

