



FOR LEASE · RETAIL / OFFICE

1125 W Drake Rd, Unit B4

Fort Collins, CO 80526



Retail / office space available for lease in central Fort Collins.

1,370 SF

SPACE AVAILABLE · UNIT
B4

\$17.00/SF

LEASE RATE

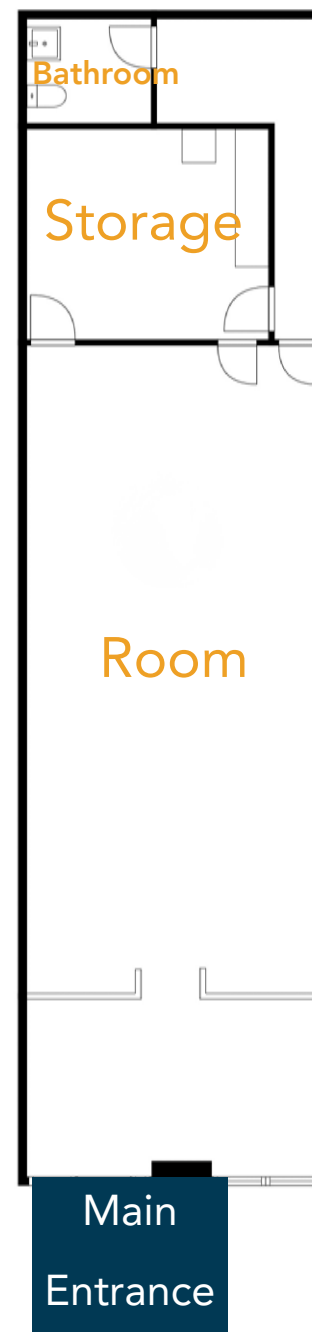
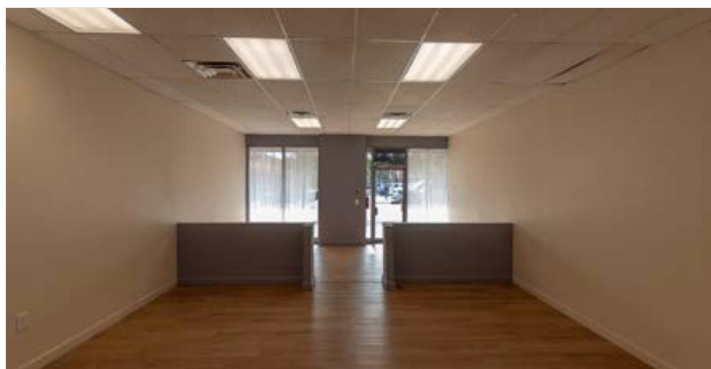
\$12.44/SF

NNN RATE

\$3,361.06

EQUIV. GROSS MONTHLY
RENT

A closer look



The particulars

LEASE

Lease rate	\$17.00 / SF
NNN rate	\$12.44 / SF
Unit / suite #	1,370 SF · B4
Equiv. gross monthly rent	\$3,361.06

UTILITY PROVIDERS

Electric	Tenant pays
Gas	Tenant pays
Water & sewer	Included in NNN
Trash	Included in NNN
Internet	Tenant pays

CONSTRUCTION

Total building size	9,270 SF
Year built	1987
Heat type	Forced air
Air conditioning	Yes

SITE DETAILS

Zoning	NC (Neighborhood Commercial)
Parcel #	9727158005

BUILDING AMENITIES

Monument signage	Yes
Building signage	Yes
Parking ratio	Shared parking

DEMOGRAPHICS & TRAFFIC

Median HH income (3 mi.)	\$94,961
Traffic count	19,541 VPD

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

[View on Google Maps](#)

