



Space Available

1,439 SF

Lease Rate

\$18.50 / SF NNN

NNN Rate

\$13.69 / SF\*

\*2024 estimate

**760 WHALERS WAY  
SUITE B-102  
FORT COLLINS, CO 80525**



*STUNNING LAKE FRONT OFFICE BUILDING LOCATED IN CAMPUS SETTING*

- Exceptional location adjacent to Harmony Corridor with quick access to restaurants, retail, and I-25
- Office suite includes 2+ private offices, open space, kitchenette and access to shared restrooms
- Large windows to allow for ample natural light
- Abundance of parking

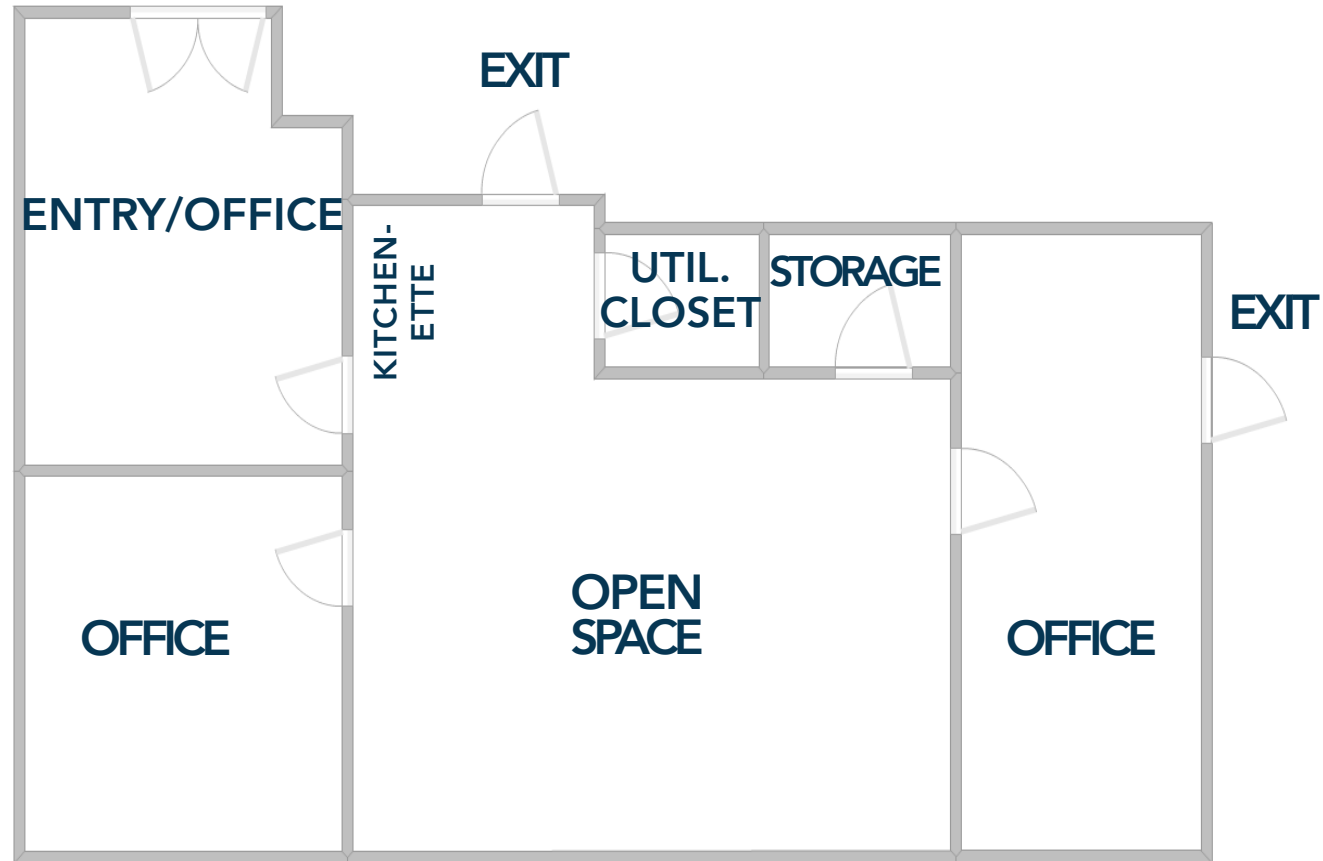


# PROPERTY PHOTOS

## SUITE B-102



# FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

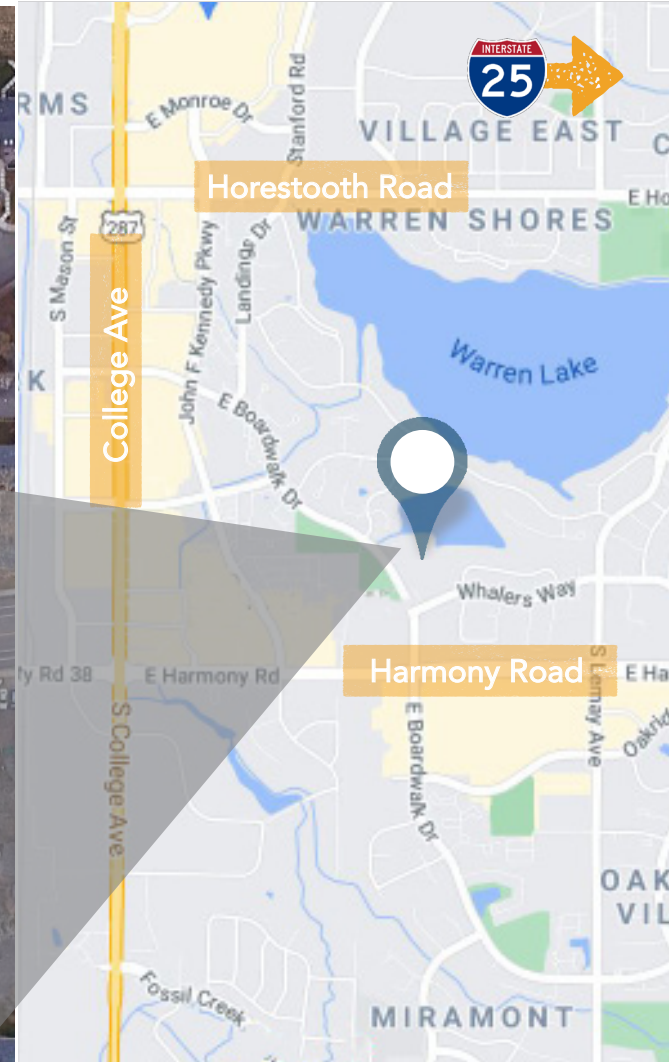
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NICK NORTON, CCIM / JAKE ARNOLD



AREA MAPS

760 Whalers Way bldg B



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