



**323 W DRAKE RD  
#204-208  
FORT COLLINS, CO 80526**

Suite 204-208

**2,021 SF**

Lease Rate

**\$14.00/SF NNN**

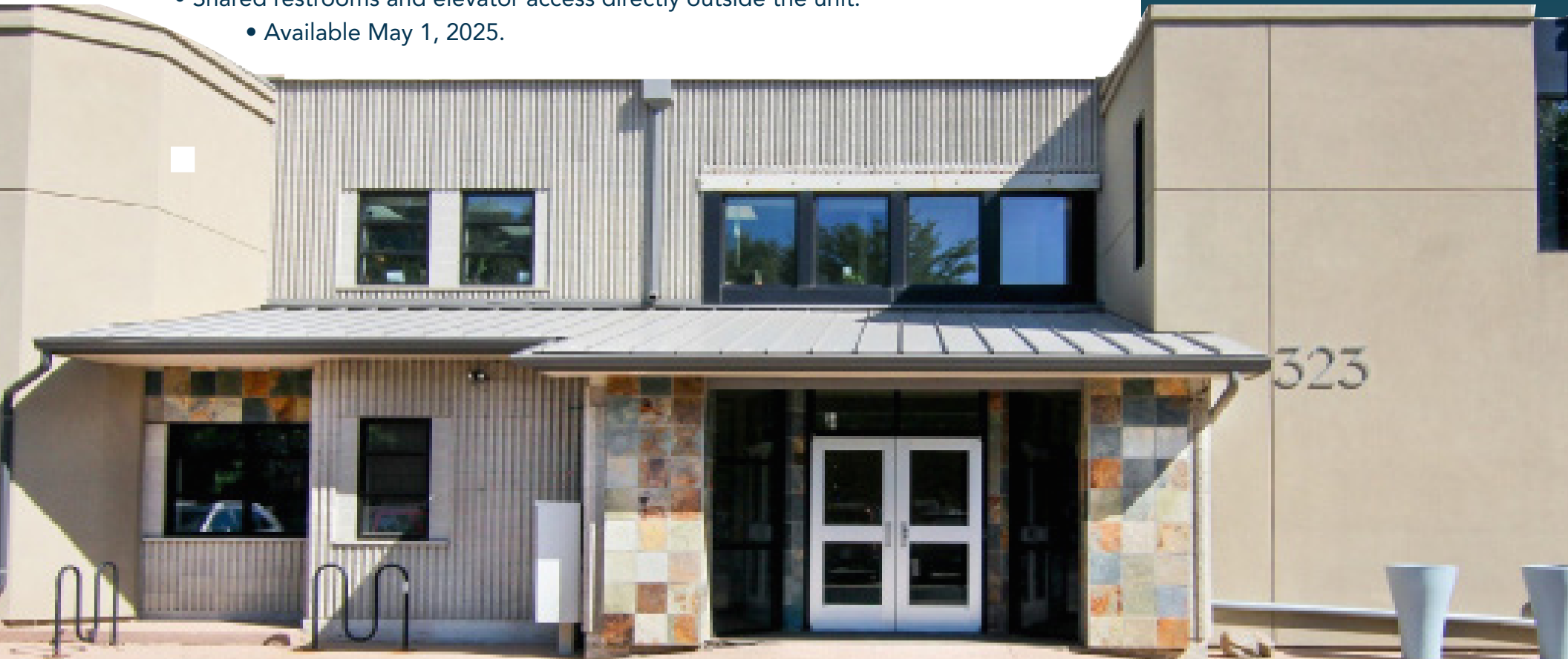
NNN Rate

**\$15.70/SF\***

*\*2024 estimate*

*RETAIL/OFFICE SPACE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS*

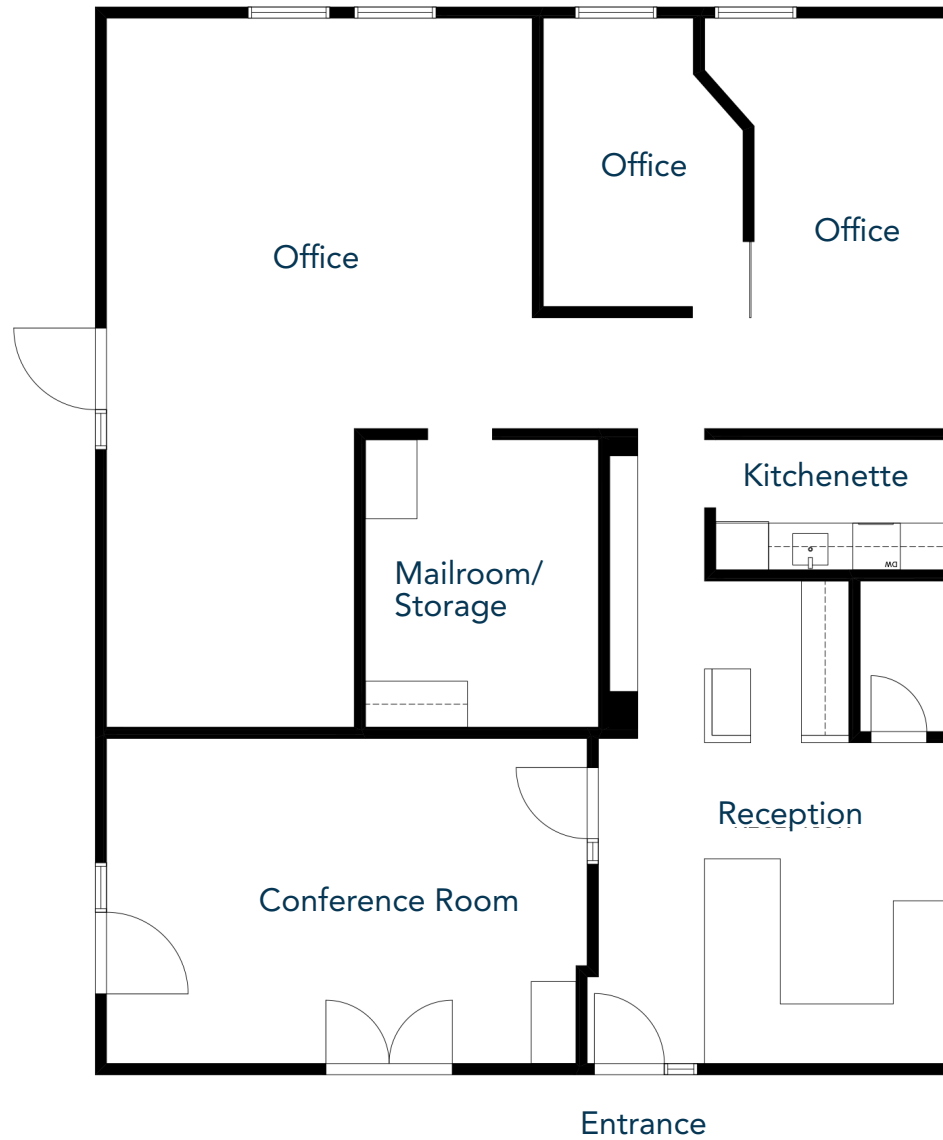
- Located near the intersection of W Drake Rd and College Ave, surrounded by dining & retail options.
- Unit features welcoming reception area, open workspace, 2 private offices, conference room, storage/mailroom, and kitchenette.
  - Directory board for convenient client navigation.
  - Shared restrooms and elevator access directly outside the unit.
  - Available May 1, 2025.



# PROPERTY PHOTOS



# 323 W DRAKE RD #204-208 FLOORPLAN

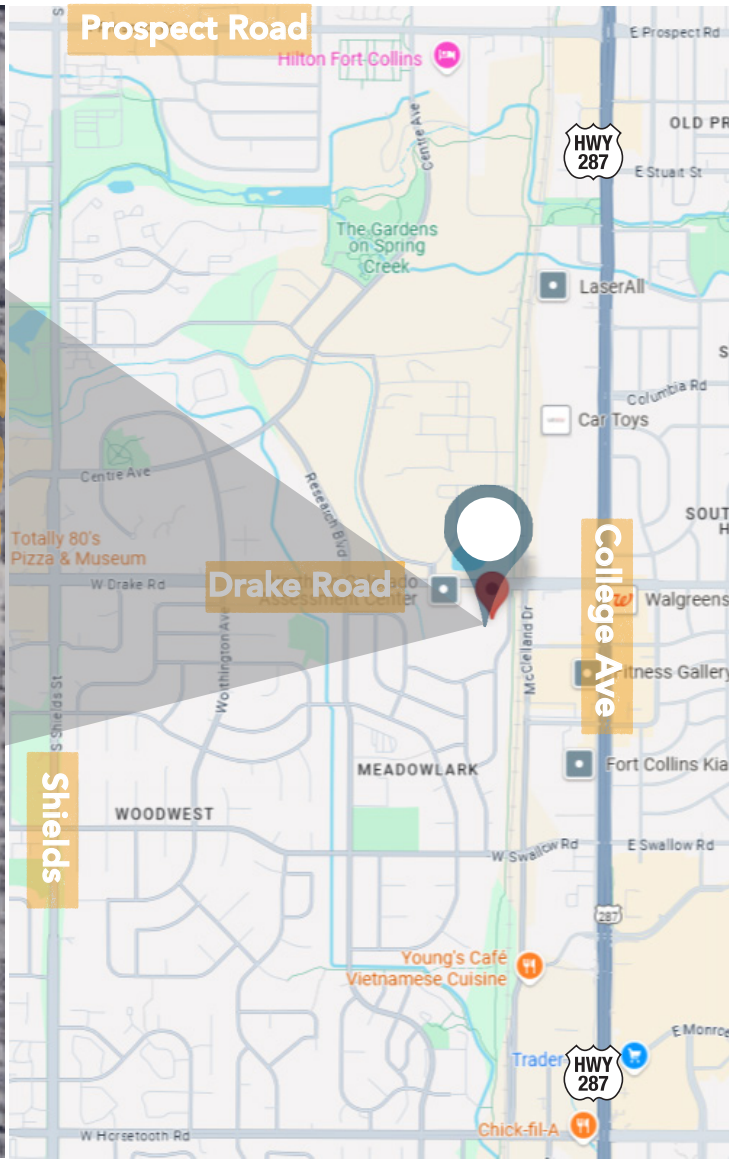


JAKE ARNOLD / NICK NORTON, CCIM

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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.

# AREA MAPS



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