

323 WEST DRAKE ROAD

SUITE 212 | FORT COLLINS, COLORADO 80526

**988 SF OFFICE SPACE AVAILABLE FOR SALE OR LEASE**

Sale Price: \$237,000 | Lease Rate: \$14.00/SF NNN | NNN Expenses: \$16.04/SF

PROPERTY HIGHLIGHTS

- Modern building interior
- Abundant natural light
- Elevator access
- Within close proximity to restaurants and coffee shops
- Next to Max and Mason bike and walking trail and Mason Corridor transit
- Ample parking
- Professionally managed
- Centrally located and close to College Avenue
- Completely remodeled

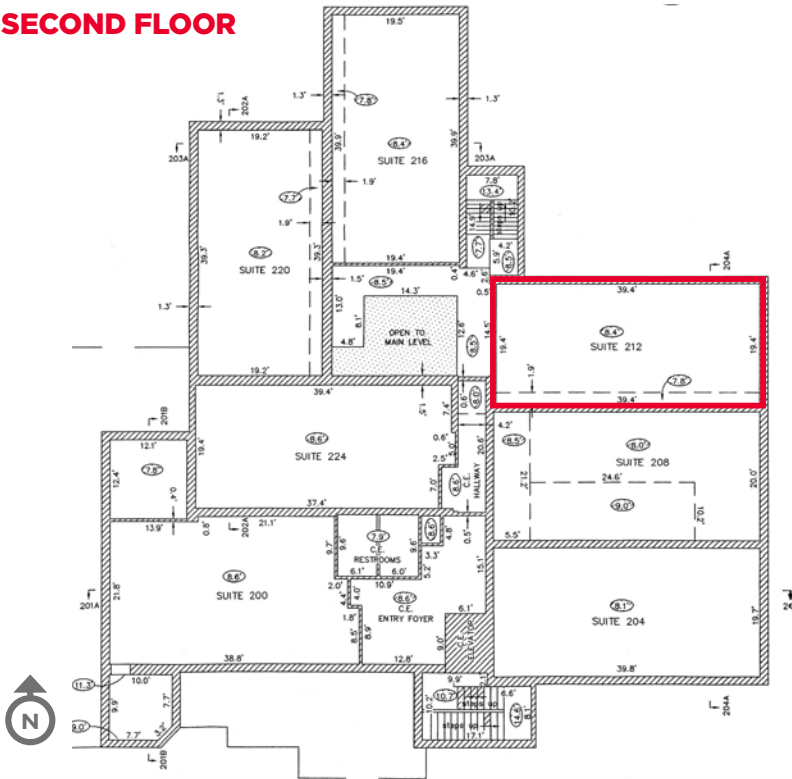
The upscale and inviting professional office space at 323 West Drake Road accommodates a wide variety of office users, visitors and clients. Recently remodeled and completely unique to this part of town, this sleek and modern suite offers elevator access and a large, open atrium, providing a great deal of natural sunlight. The space is fully carpeted, exceptionally clean and quiet. Its central Fort Collins location provides unparalleled ease of access for yourself and your guests.



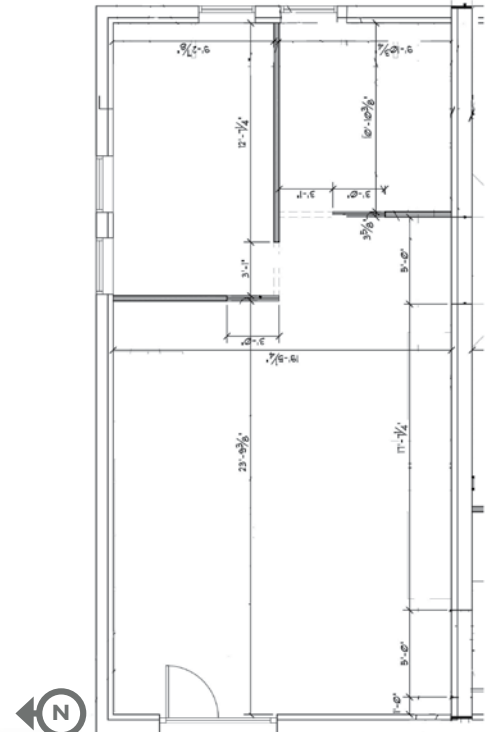
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SECOND FLOOR



SUITE 212



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