STUART PROFESSIONAL PARK OWNER/USER MEDICAL OFFICE SUITES AVAILABLE



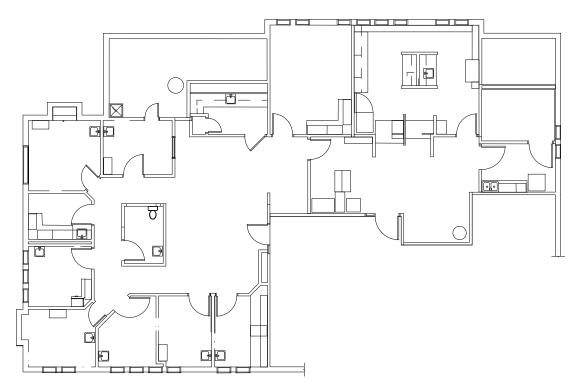




FLOOR PLAN & PROPERTY DETAILS

- Turn-key medical office suite, formerly occupied by Kaiser Permanente
- Large reception and waiting area, large staff office, and 8 exam rooms
- Breakroom and dedicated IT room
- Located near Poudre Valley Hospital
- Elevator served

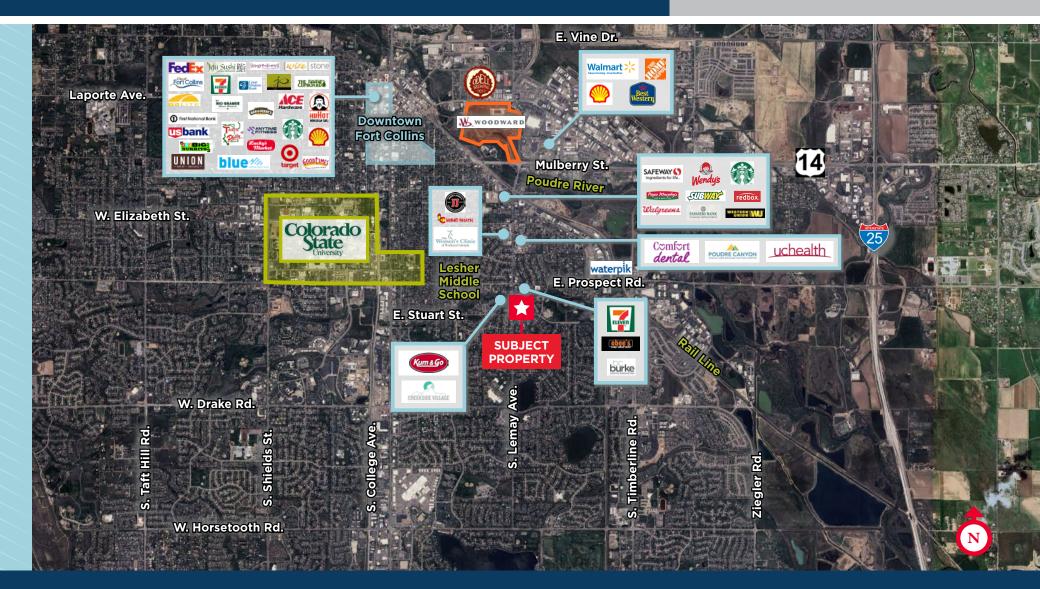
| Sale Price: | \$642,400 (\$220/SF) |
|-------------|------------------------|
| Lease Rate: | \$16.00-\$18.00/SF NNN |
| NNN: | \$13.72 SF |
| Size: | 2,920 SF |





1136 EAST STUART STREET, FORT COLLINS, CO 80525 **BUILDING 3 | SUITES 200 & 220**





FOR MORE INFORMATION, CONTACT:

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