

EXCELLENT VISIBILITY LOCATION



## 1,618 SF PRIME RETAIL SUITE AVAILABLE

Lease Rate: \$19.75/SF NNN | NNN Expenses: \$11.10/SF

This location is a rare opportunity located near the corner of one of the busiest intersections in Fort Collins. Nestled right off of East Harmony Road and South Lemay Avenue, this retail strip center has been a successful location for many different businesses, including First Watch. The building offers excellent signage and visibility. With its close proximity to countless hotels, amenities and major businesses including Hewlett Packard, UCHealth facilities and the Banner Health Hospital, the location enjoys all the benefits of strong daytime employment demographics.

### PROPERTY FEATURES

<b>Available Space</b>	Suite 105: 1,618 SF
<b>Building Size</b>	22,070 SF
<b>Year Built</b>	1996
<b>Signage</b>	Building and Monument

### PROPERTY HIGHLIGHTS

- Outstanding Fort Collins location
- Excellent visibility
- Neighborhood tenants include Gib's New York Bagels, Painting with a Twist and First Watch
- Close proximity to countless hotels, amenities and major businesses





FOR LEASE

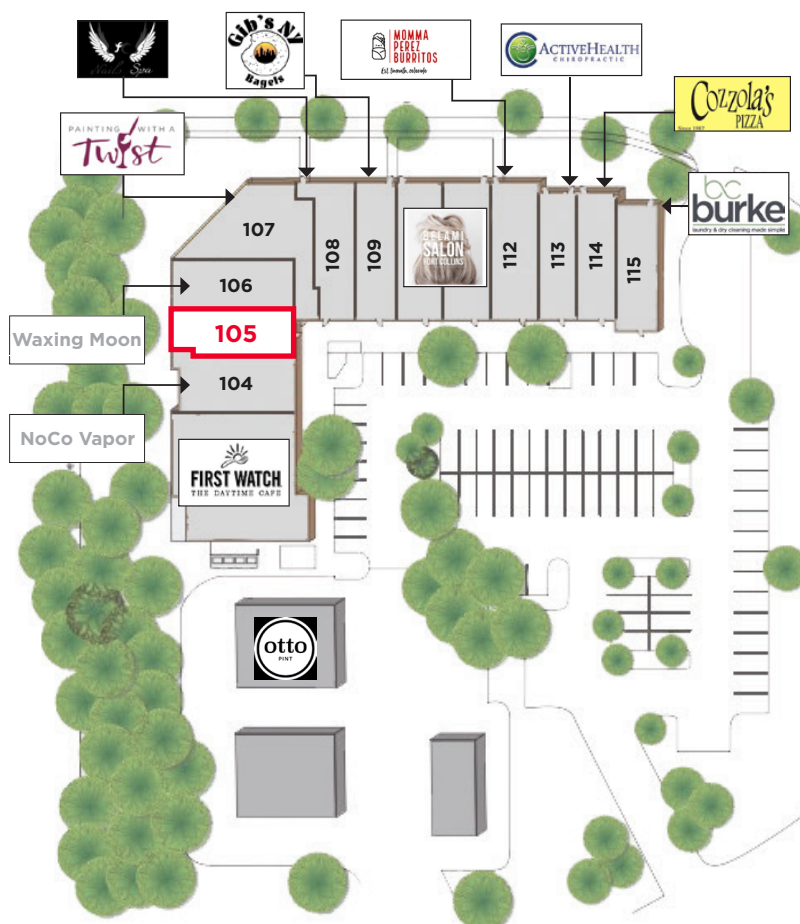
# 1112 Oakridge Drive, Suite 105

Fort Collins, Colorado 80525



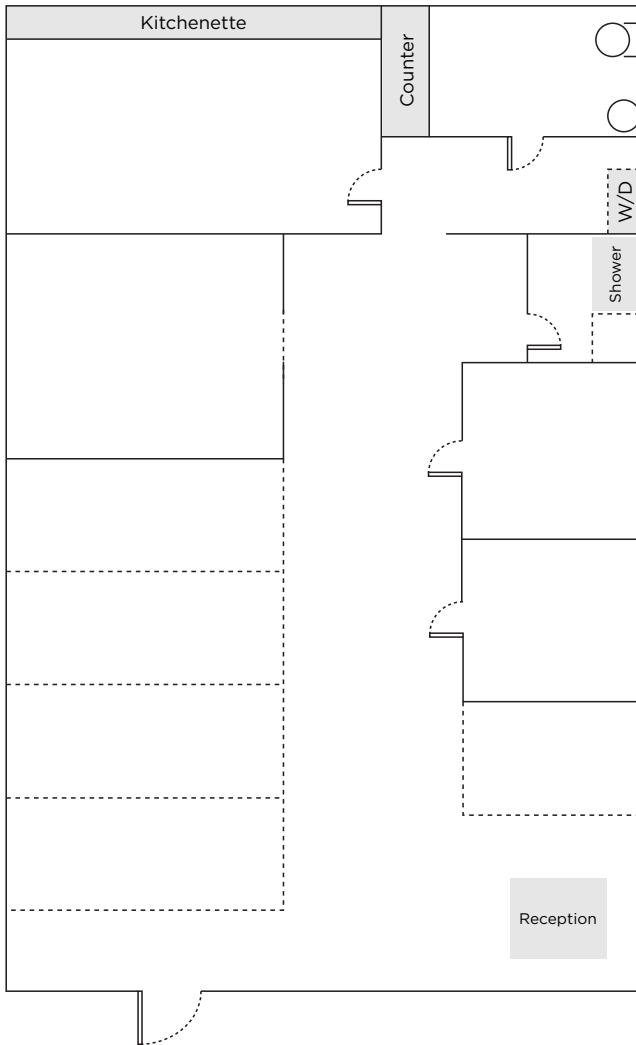
## SITE PLAN | AVAILABILITY

SUITE	TENANT
Suite 101	First Watch
Suite 104	NoCo Vapor
<b>Suite 105</b>	<b>1,618 SF Available</b>
Suite 106	Waxing Moon
Suite 107	Painting With a Twist
Suite 108	FoCo Nail & Spa
Suite 109	Gibs NY Bagels
Suite 110	Bel Ami Salon
Suite 111	Bel Ami Salon
Suite 112	Momma Perez Burritos
Suite 113	Active Health Chiropractor
Suite 114	Cozzola's Pizza
Suite 115	Burke Cleaners





**SUITE 105**



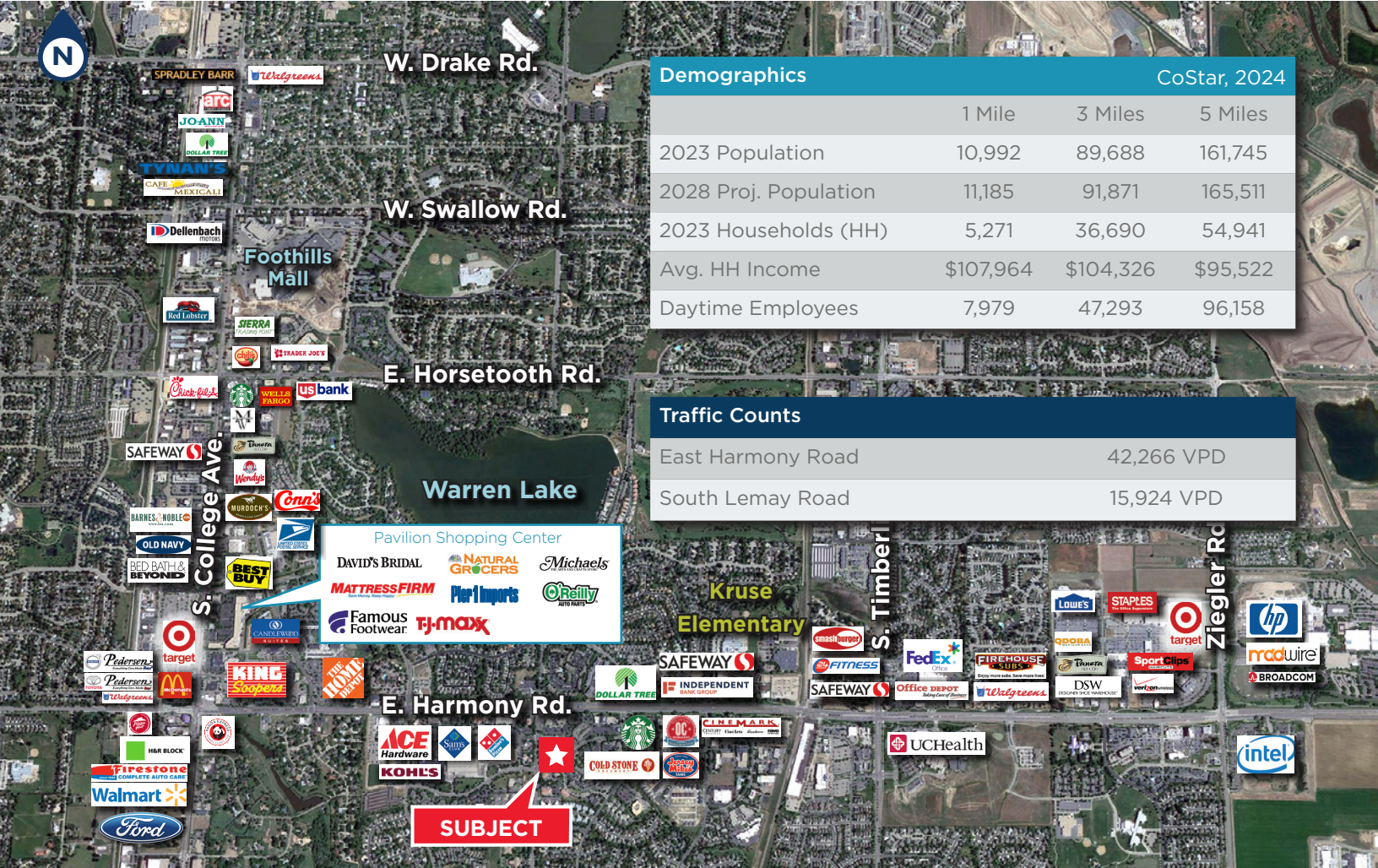




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