

# 425 W Mulberry Street

Fort Collins, Colorado 80521



**OFFICE SPACE FOR LEASE**



# Overview

## 425 W Mulberry Street

Professional office space available  
in Old Town Fort Collins.



Ample Parking



Conveniently Located



Efficient Floorplan



Mulberry Street Frontage

### Availability

Suite	SF	Lease Rate	Available
Suite 208	806 SF	\$15.00-\$17.00/SF NNN	1/1/2025

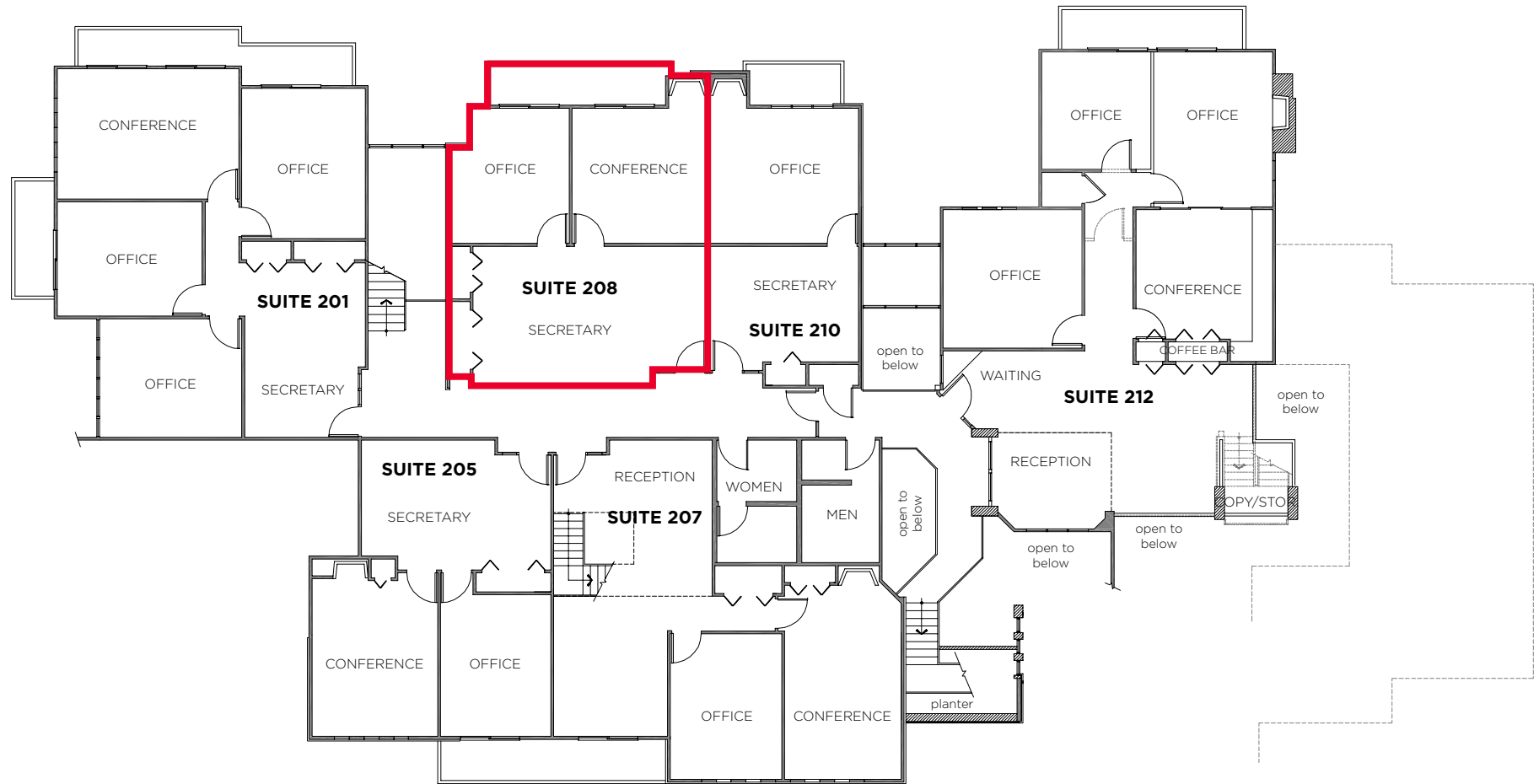
\* NNNs: \$11.61/SF (includes all utilities, common area janitorial, and storage locker in basement level)



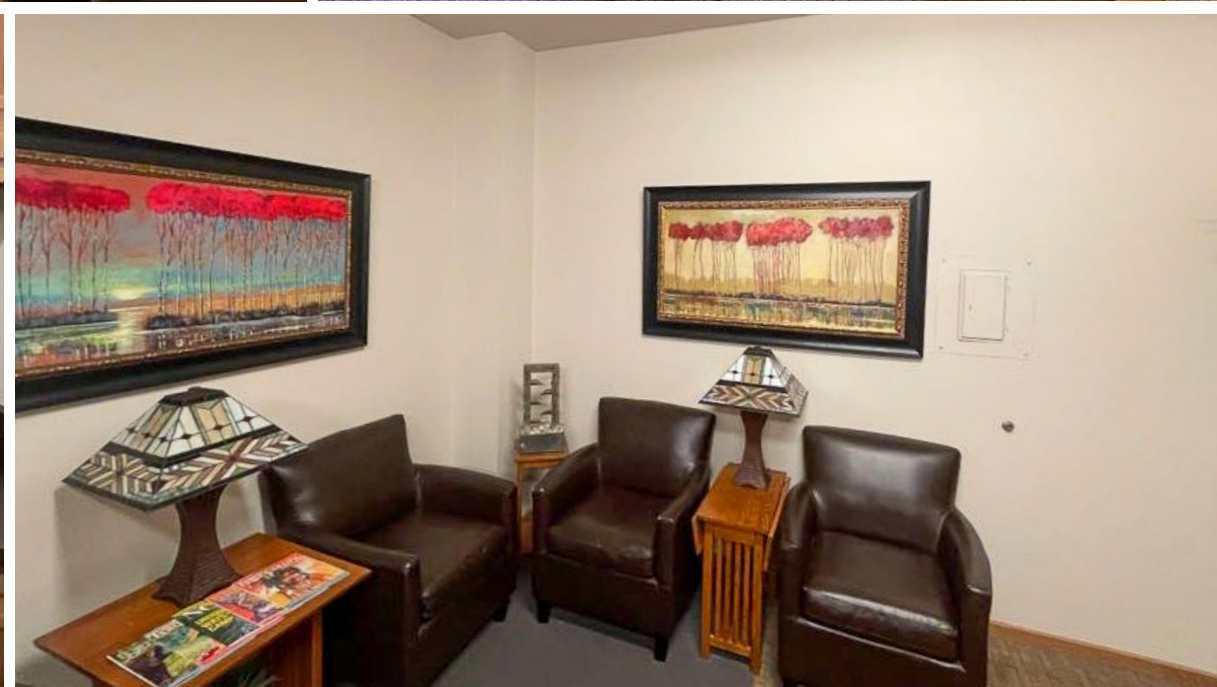
# Floor Plan

Suite 208 | 806 SF

Features a private balcony, two private offices, a lobby/reception area, and an in-suite sink/wet bar.  
Lease Rate: \$15.00-\$17.00/SF NNN (NNN: \$11.61/SF) | Available January 1, 2025



# Photos | Suite 208





DEMOGRAPHICS			
	2 Mile	5 Miles	10 Miles
2024 Population (Pop.)	57,895	161,958	246,780
2029 Pop. Projection	61,538	171,170	262,305
Avg. HH Income	\$70,826	\$93,798	\$106,948

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