

# 3350

**EASTBROOK DRIVE**

FORT COLLINS, CO 80525

3350

**For Lease**  
**1,816–9,062 SF**



**CUSHMAN &  
WAKEFIELD**





## // PROPERTY OVERVIEW

Newly remodeled, first class office space in desirable Southeast Fort Collins. Availability ranges from 1,816 SF to 9,062 SF. Potential to add overhead door to Suite 120. Tenant finish negotiable. Ideally suited for medical or professional office users.

### BUILDING SIZE

19,809 SF

### YEAR BUILT / REMODELED

1984 / 2024

### AVAILABLE SPACE

1,816-9,062 SF

### LEASE RATE

\$18-\$19/SF NNN

### AVAILABLE DATE

DECEMBER 2024

### ESTIMATED NNNs

\$10/SF

### AVAILABILITIES

#### FIRST FLOOR

SUITE 120	4,963 SF
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#### SECOND FLOOR

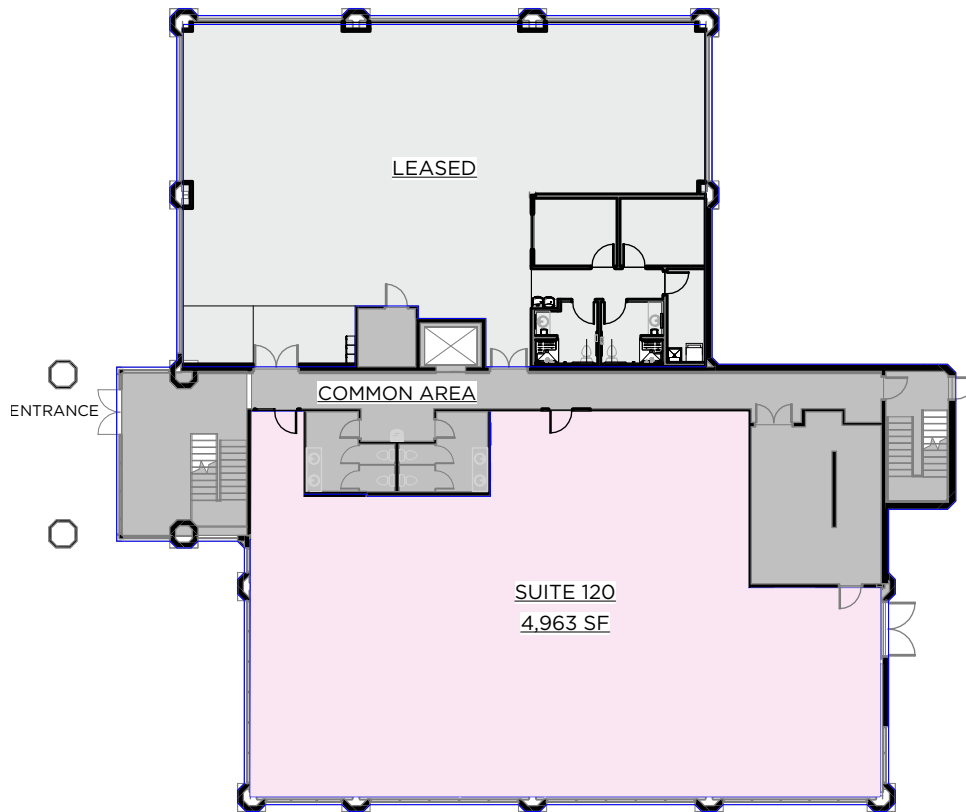
SUITE 200*	2,283 SF
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SUITE 240*	1,816 SF
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\*SUITE 200 & 240 CAN BE COMBINED

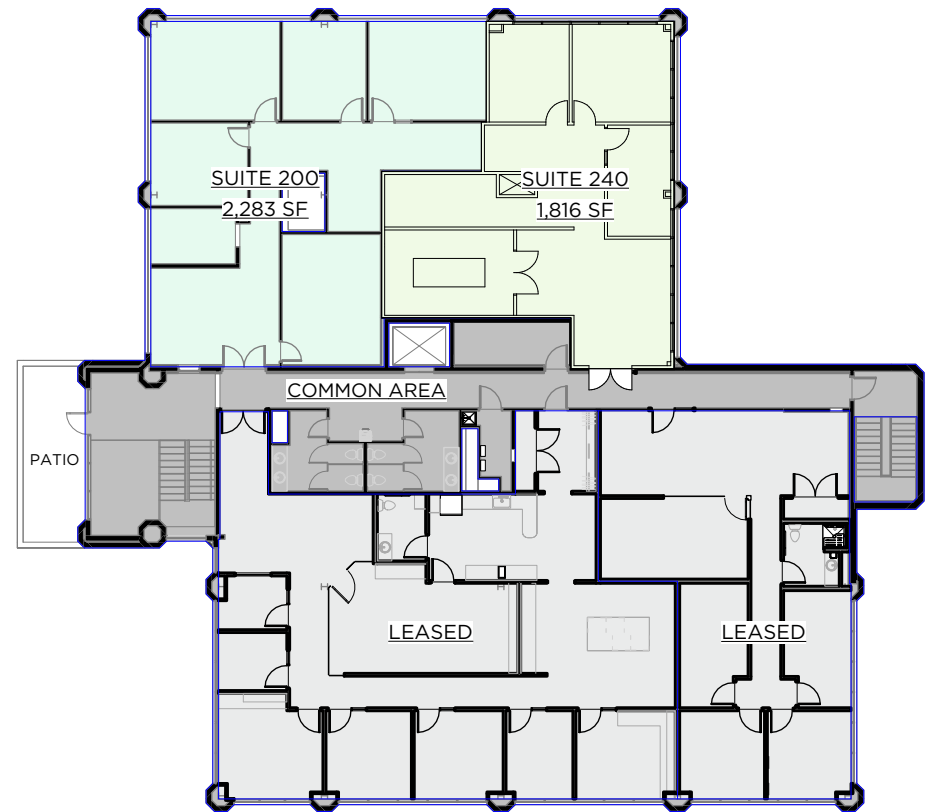
# // FLOOR PLANS

## FIRST FLOOR



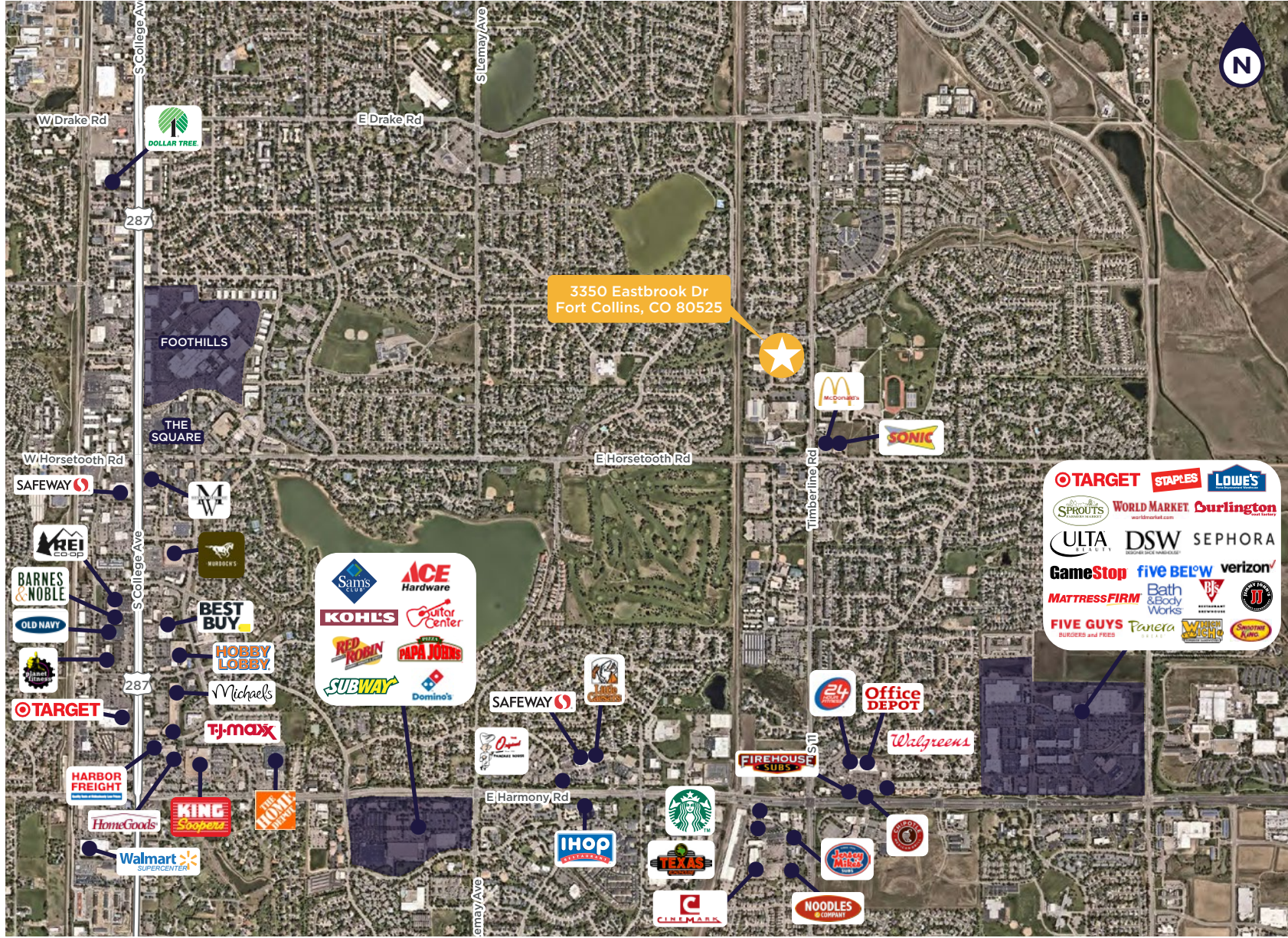
## SECOND FLOOR

Suite 200 & 240 can be combined





# // NEARBY BUSINESSES & AMENITIES



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## CONTACT

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