



OFFICE SPACE AVAILABLE FOR LEASE

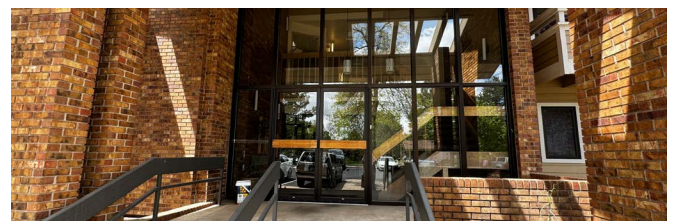
Established Business Park in Central Fort Collins
Lease Rate: \$10.50/SF NNN | NNN: \$12.82/SF

PROPERTY FEATURES

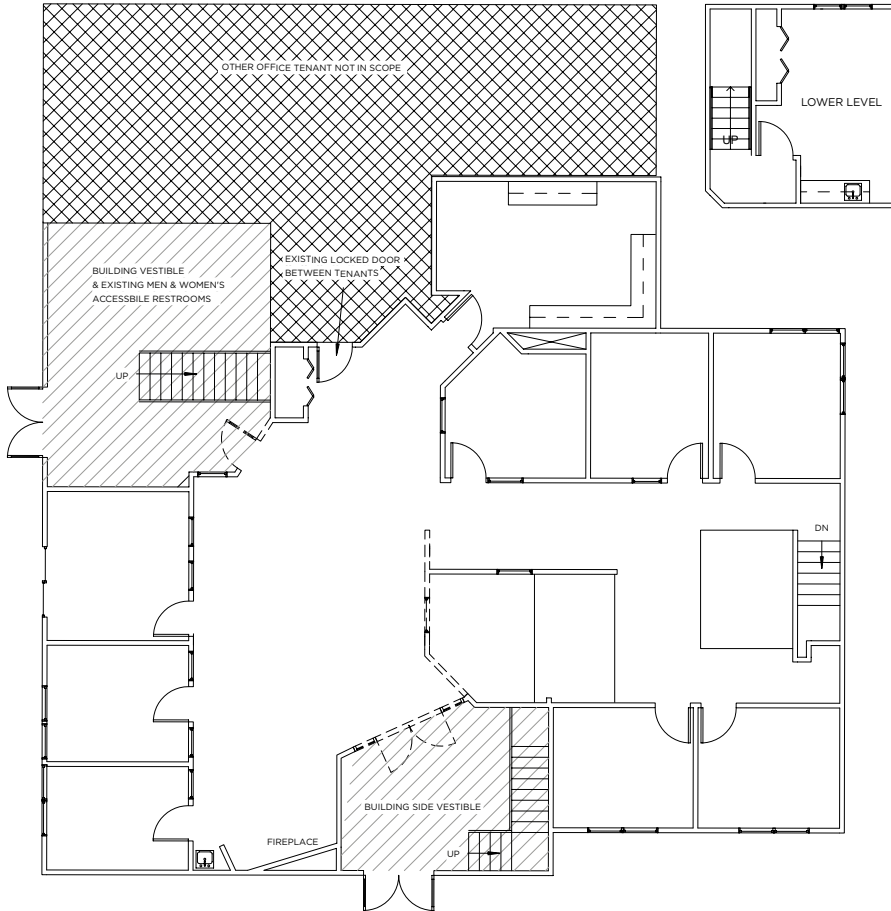
Available Size	3,600 SF
YOC	1984
Stories	2
Parking	25 Spaces (non-exclusive (2.40 : 1,000 SF)
Zoning	E - Employment District

PROPERTY HIGHLIGHTS

- Mature landscaping and ample parking
- Gas fireplace and private patios
- Close proximity to countless amenities
- Utilities and janitorial included in the NNN



FLOOR PLAN
SUITE 101 | 3,600 SF AVAILABLE





For more information, please contact:

NATE HECKEL
 Senior Director
 970 267 7724
 nate.heckel@cushwake.com

TY MASHEK
 Senior Associate
 303 525 3125
 ty.mashek@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado
 80525

T 970 776 3900
 F 970 267 7419

cushmanwakefield.com