



**323 W DRAKE RD
#204-208
FORT COLLINS, CO 80526**

Suite 204-208

2,021 SF

Lease Rate

\$14.00/SF NNN

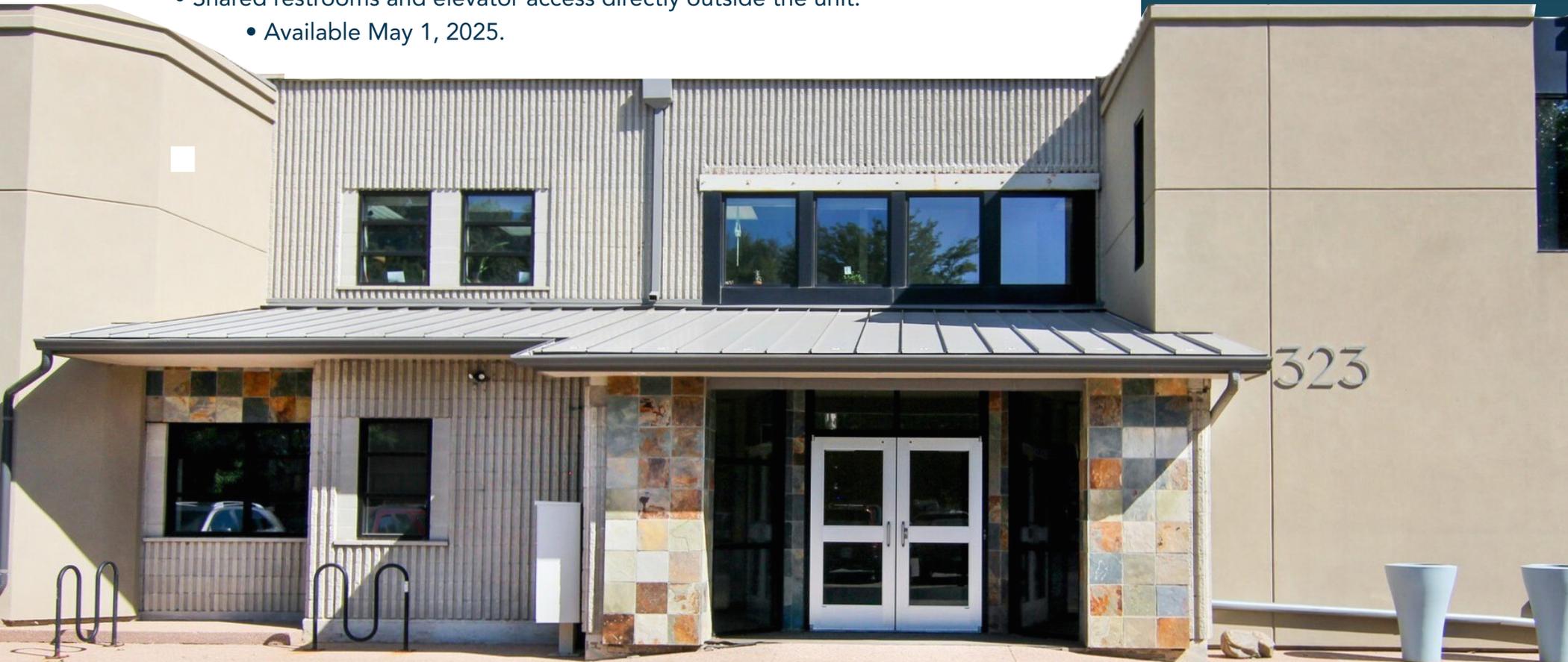
NNN Rate

\$15.70/SF*

**2024 estimate*

RETAIL/OFFICE SPACE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

- Located near the intersection of W Drake Rd and College Ave, surrounded by dining & retail options.
- Unit features welcoming reception area, open workspace, 2 private offices, conference room, storage/mailroom, and kitchenette.
 - Directory board for convenient client navigation.
 - Shared restrooms and elevator access directly outside the unit.
 - Available May 1, 2025.



PROPERTY PHOTOS



323 W DRAKE RD #204-208 FLOORPLAN

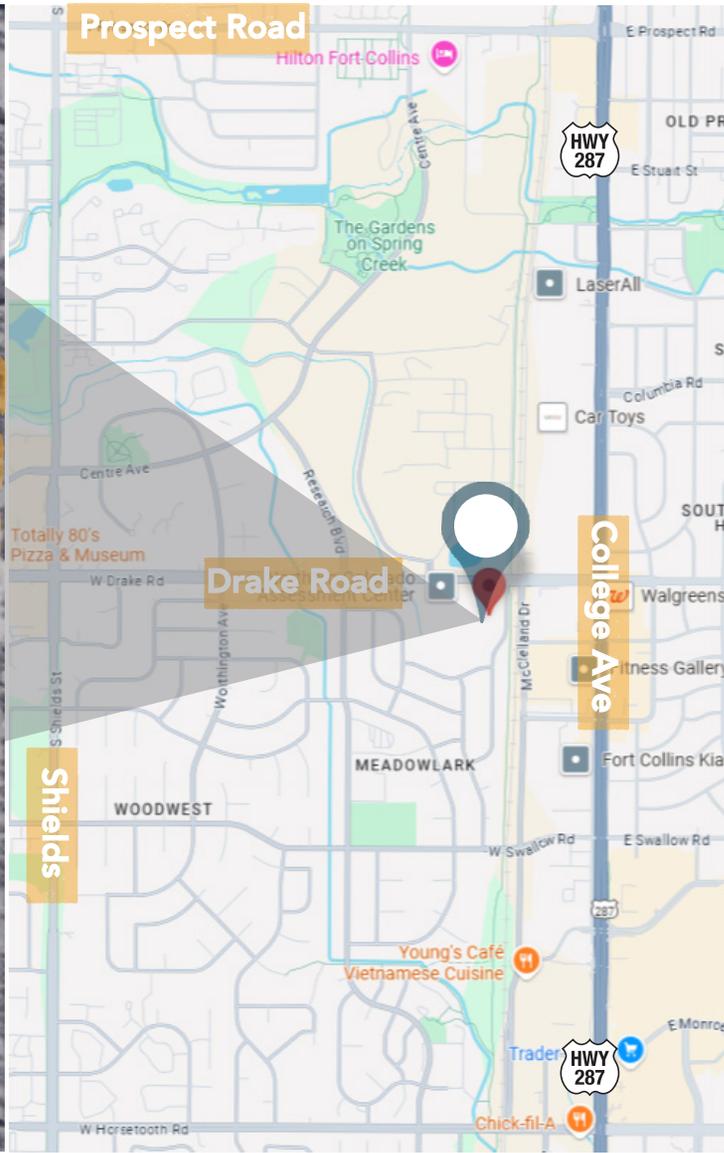


DAVID KATZ / NICK NORTON / JACK CHUNKO

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

AREA MAPS



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