

2721 COUNCIL TREE AVE
FORT COLLINS, CO 80525
BUILDING 300



Space Available:

#203:	4,547 SF
#208:	3,960 SF
#218:	2,179 SF
#224:	1,893 SF*
#230:	2,752 SF*
#236:	6,820 SF*

Lease Rate:

\$22.25 / SF
\$22.00 / SF
\$21.00 / SF
\$22.25 / SF
\$22.25 / SF
\$22.00 / SF

NNN Rate:

\$11.84 / SF*

+\$0.25 / SF for trash services
(*2024 estimate)

***Suites #224 - #236: Ability to combine units up to 11,465 SF**

RANGE OF MODERN OFFICE SUITES AVAILABLE FOR LEASE ALONG HARMONY CORRIDOR

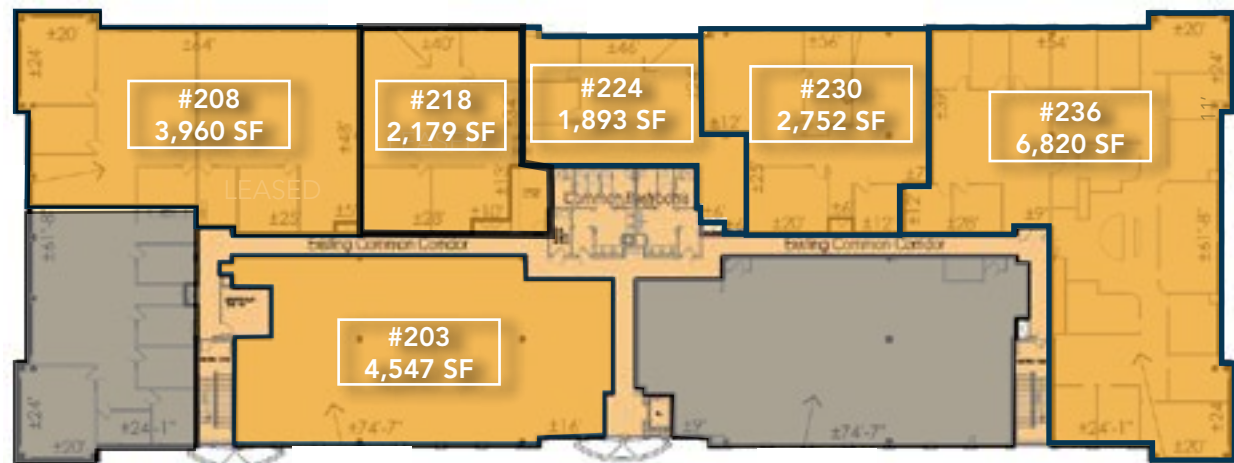
- Professional, spacious 2nd-floor office suites with private offices, reception area, conference room, breakroom, print/copy room, open space, secure storage and access to shared restrooms (see below for individual layouts)
- Close proximity to I-25 offers easy regional access
- Surrounded by retail shopping and restaurants
- Large shared parking lot



BUILDING FLOOR PLAN



BUILDING 300 - LEVEL 2



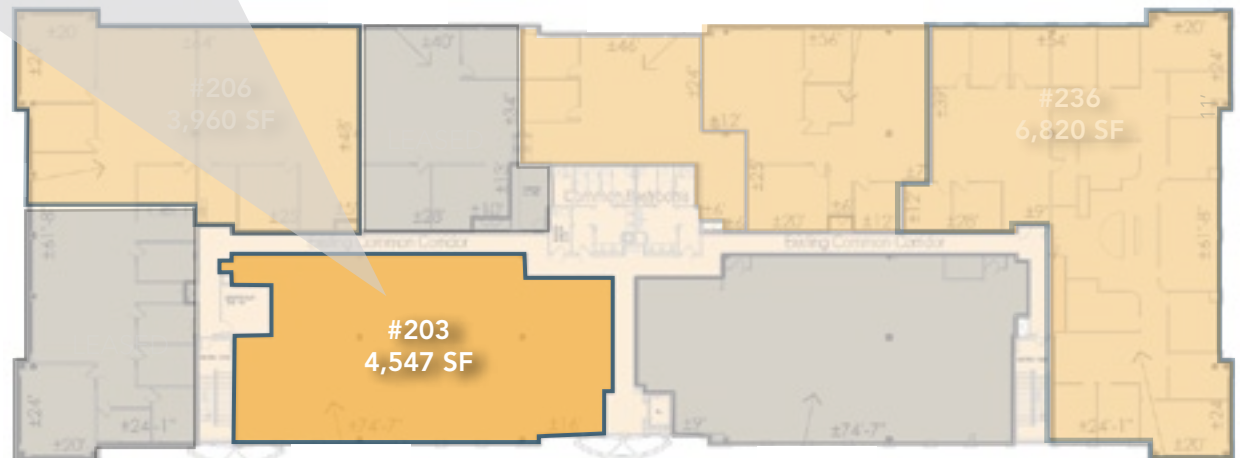
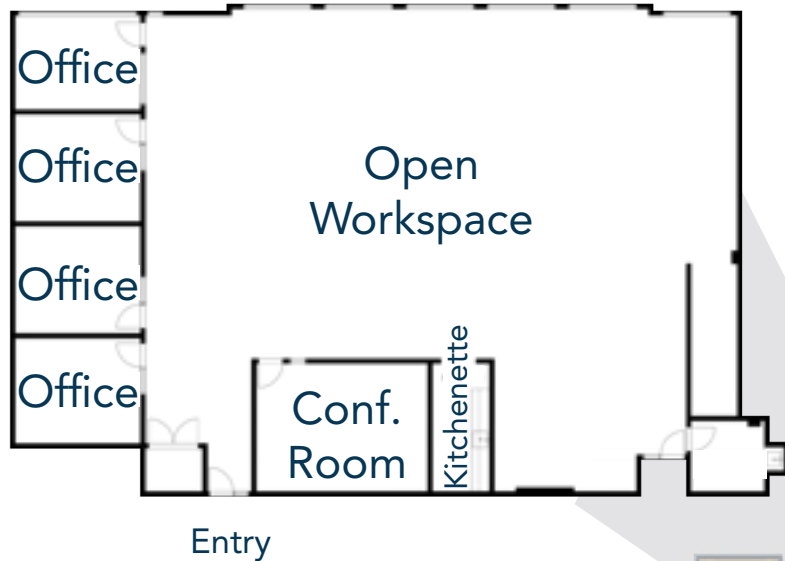
PROPERTY PHOTOS: SUITE 203



FLOORPLAN: BLDG 300 - SUITE 203

Suite 203: **4,547 SF**

Available: **NOW**



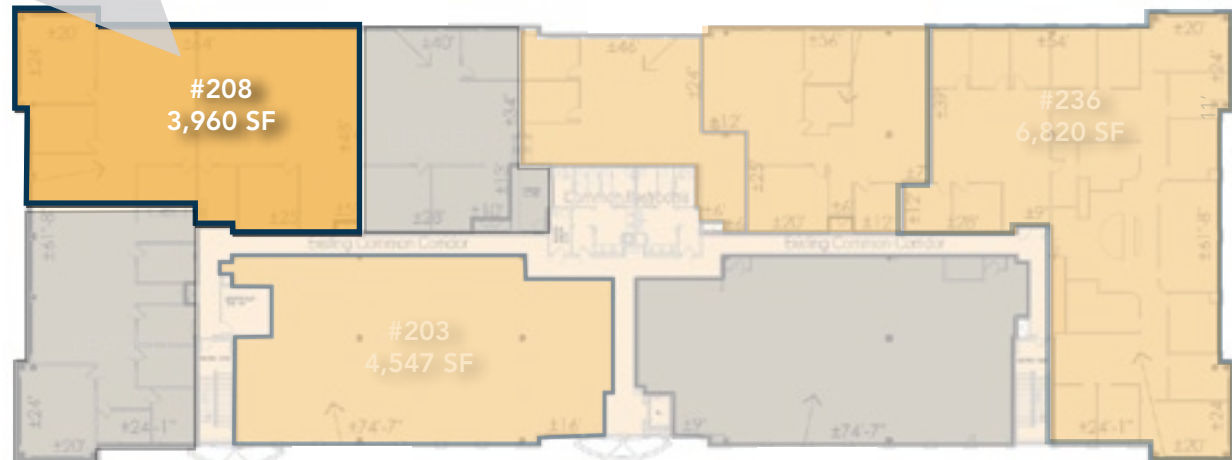
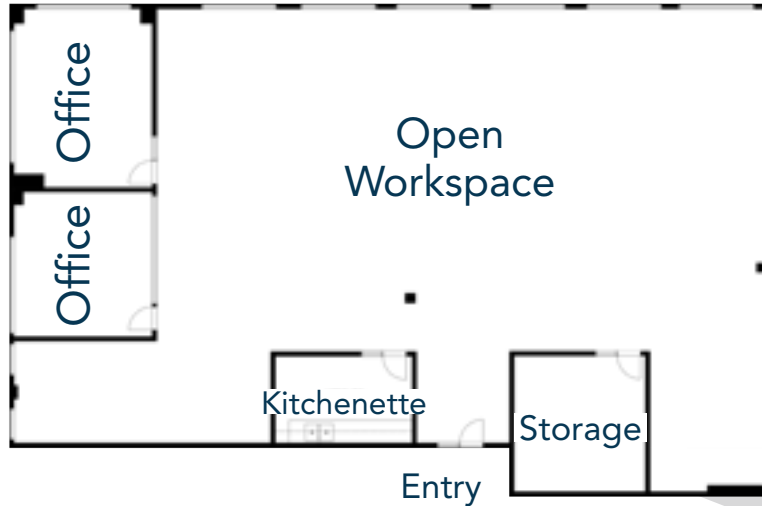
PROPERTY PHOTOS: SUITE 208



FLOORPLAN: BLDG 300 - SUITE 208

Suite 208: **3,960 SF**

Available: **NOW**



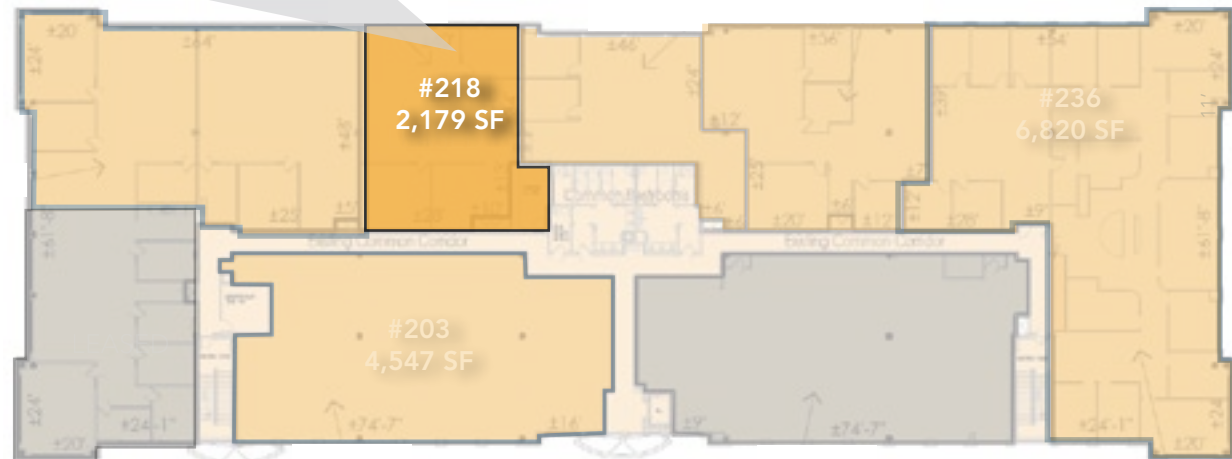
PROPERTY PHOTOS: BLDG 300 / SUITE 218



FLOORPLAN: BLDG 300 - SUITE 218

Suite 218: **2,179 SF**

Available: **NOW**



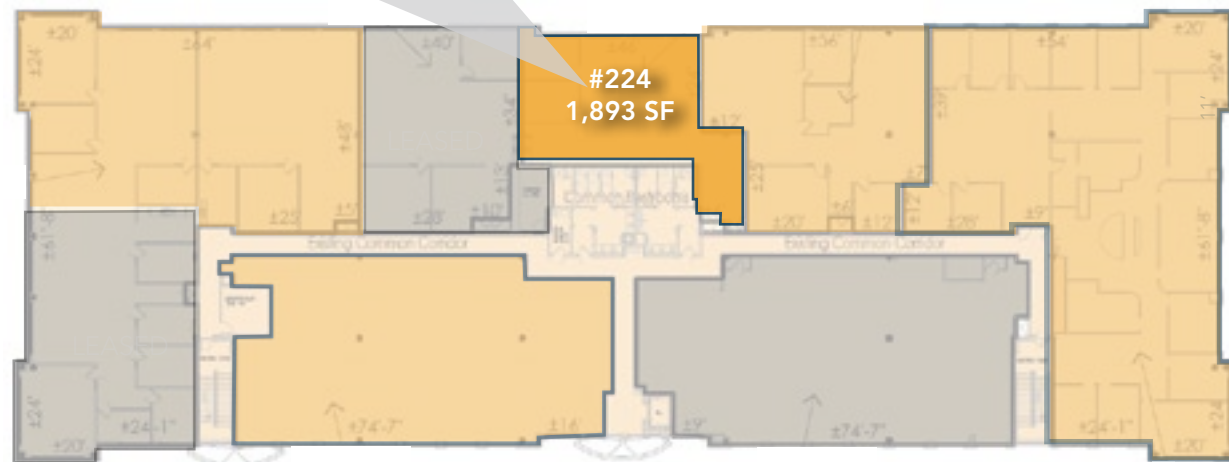
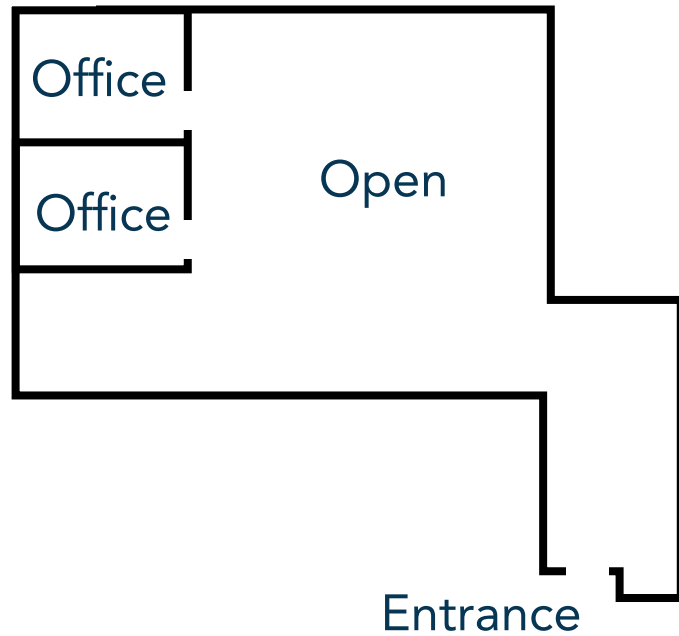
PROPERTY PHOTOS: SUITE 224



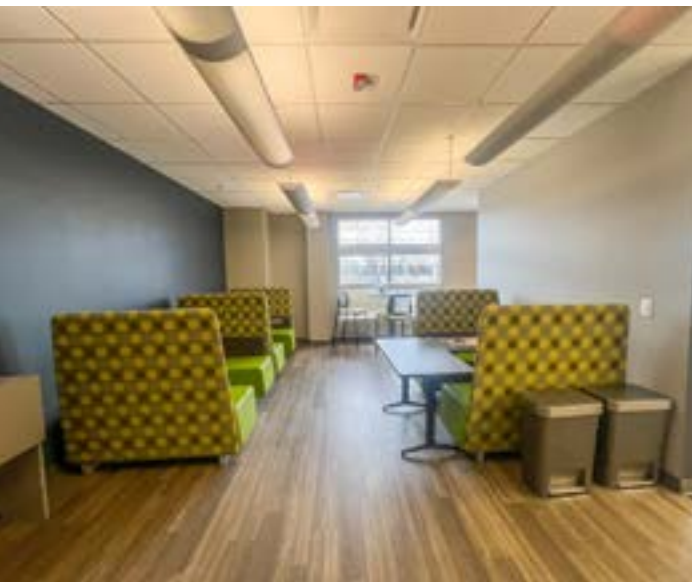
FLOORPLAN: BLDG 300 / SUITE 224

Suite 224: **1,893 SF**

Available: **NOW**



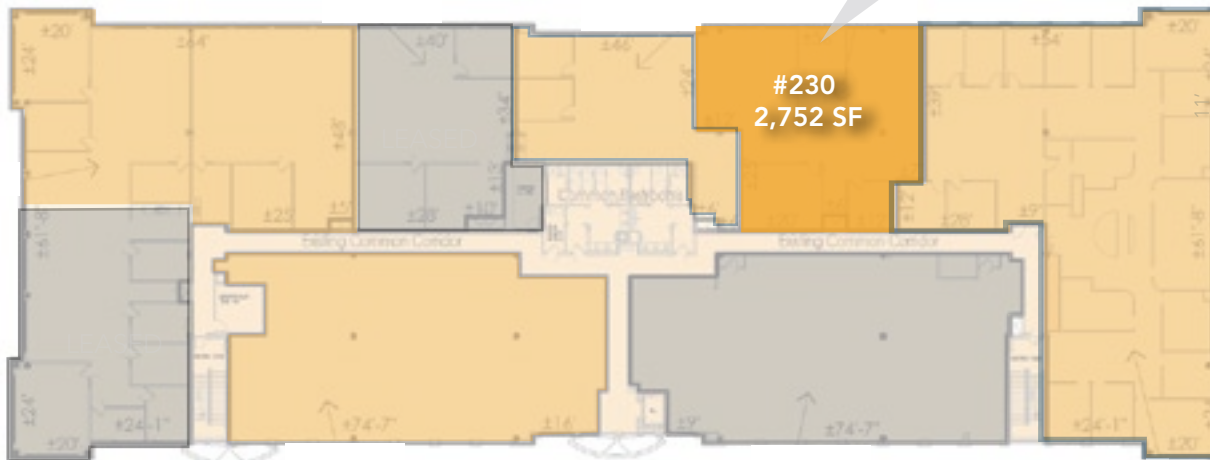
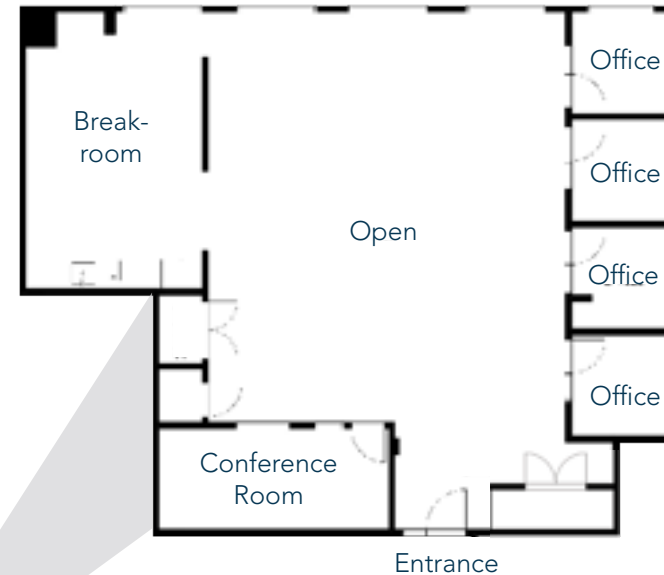
PROPERTY PHOTOS: BLDG 300 / SUITE 230



FLOOR PLAN: BLDG 300 / SUITE 230

Suite 230: 2,752 SF

Available: NOW

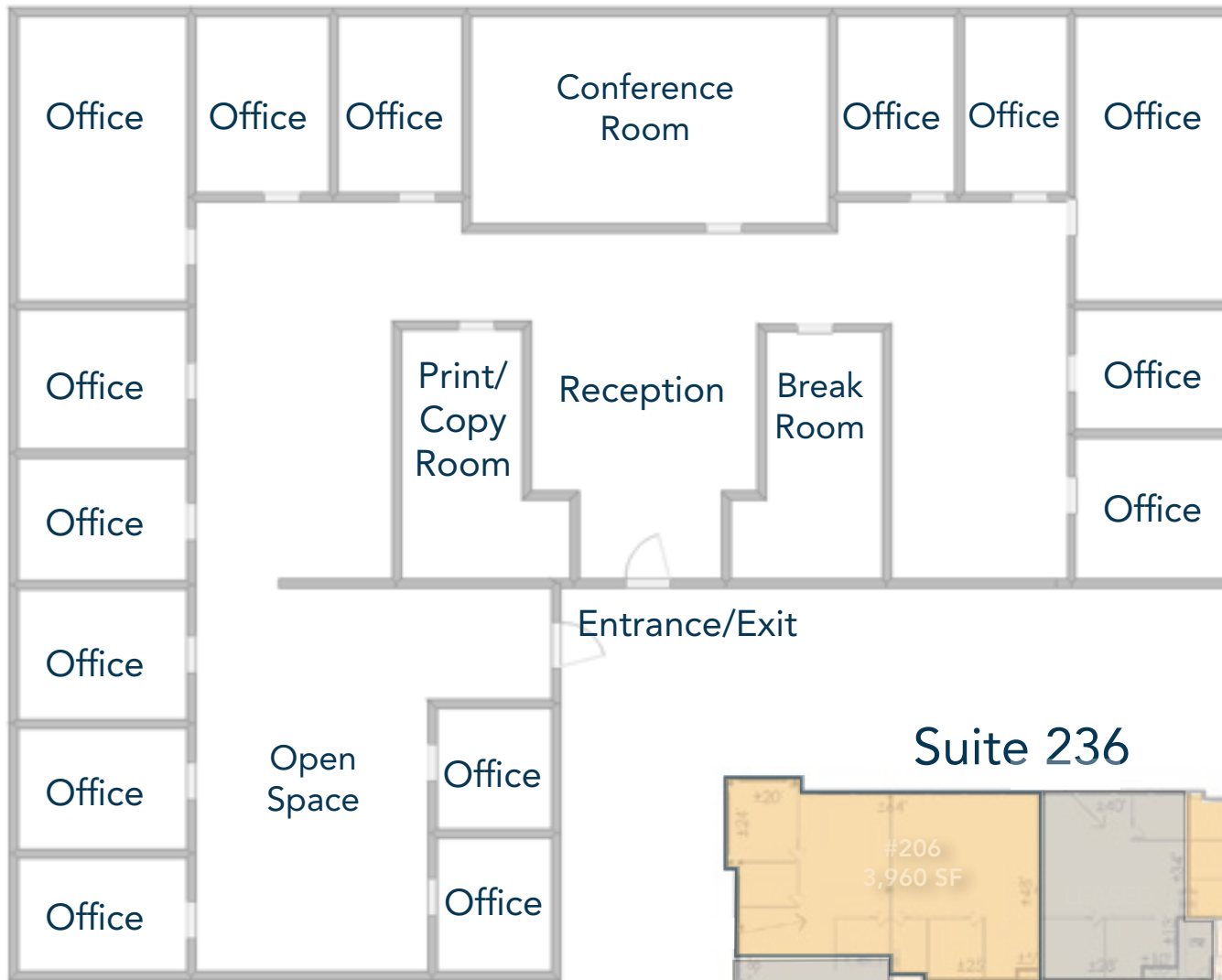


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

PROPERTY PHOTOS: SUITE 236



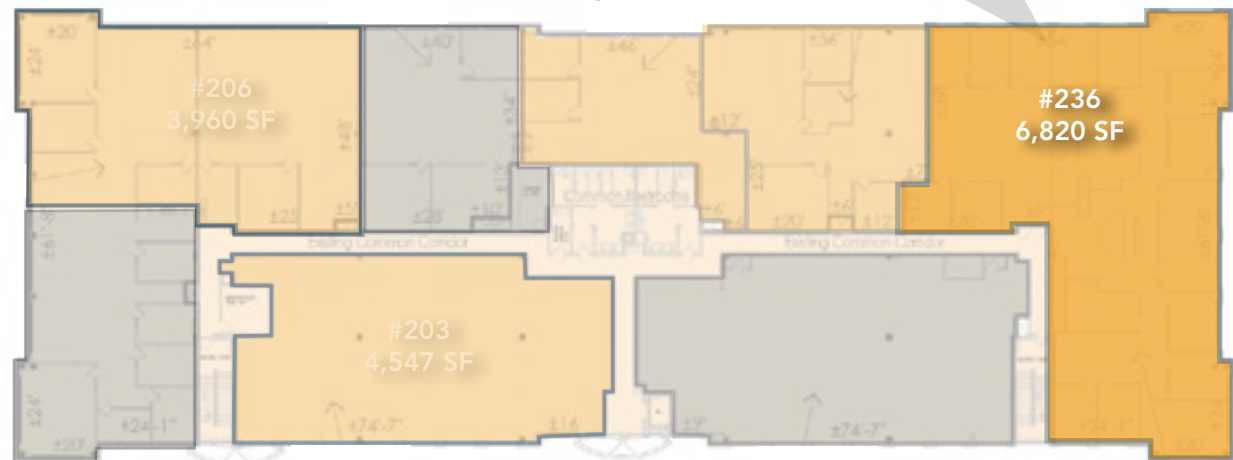
FLOOR PLAN: BLDG 300 - SUITE 236



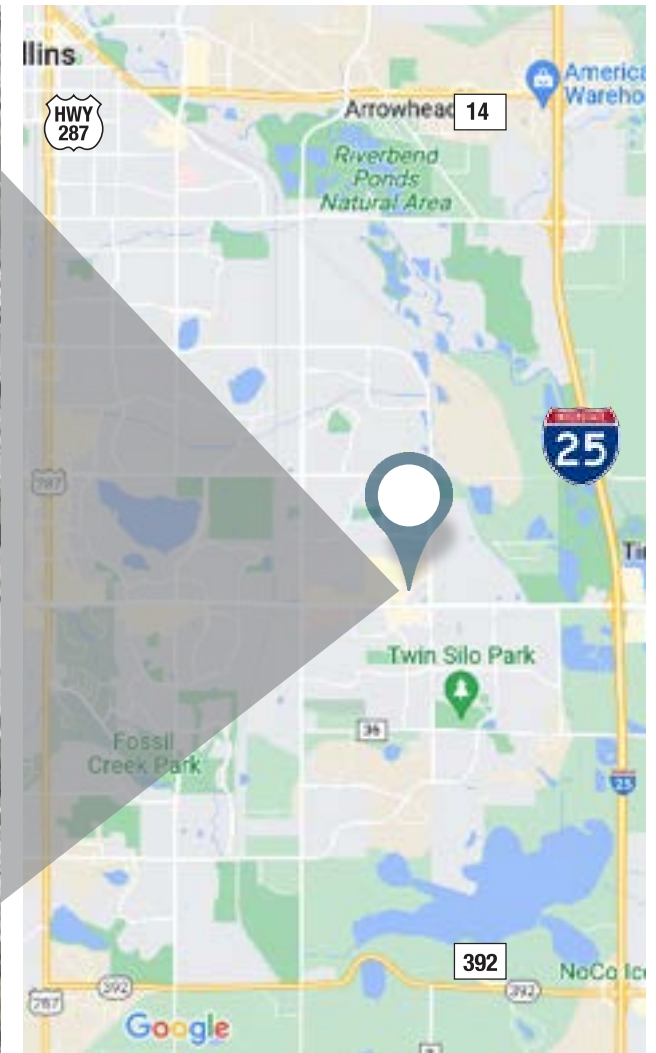
**Available:
NOW**

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Suite 236 6,820 SF



FRONT RANGE VILLAGE



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CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com