



Suite #302  
3,527 SF

Lease Rate  
\$17.50/SF NNN

NNN Rate  
\$13.63/SF  
*2025 estimate*

*SPACIOUS OFFICE SUITE FOR LEASE IN A WELL-ESTABLISHED FORT COLLINS AREA*

- Spacious office suite featuring a welcoming reception area, open co-working space, (4) private offices, a conference room, (2) storage/mailrooms, a large kitchen and breakroom with dining space, and access to a private deck with stairs leading to ground level.
- Shared restrooms & elevator access, private shower are all located directly outside the suite.
- Electronic directory board at the main entrance provides easy navigation for clients.
- Conveniently located off South Timberline Road, just south of East Prospect Road, and surrounded by a diverse mix of retail and business establishments.

**2121 MIDPOINT DR**

**Suite #302**

**FORT COLLINS, CO 80525**

- Electric & Gas are separately metered.
- Trash & Sewer are included in association dues.



# PROPERTY PHOTOS

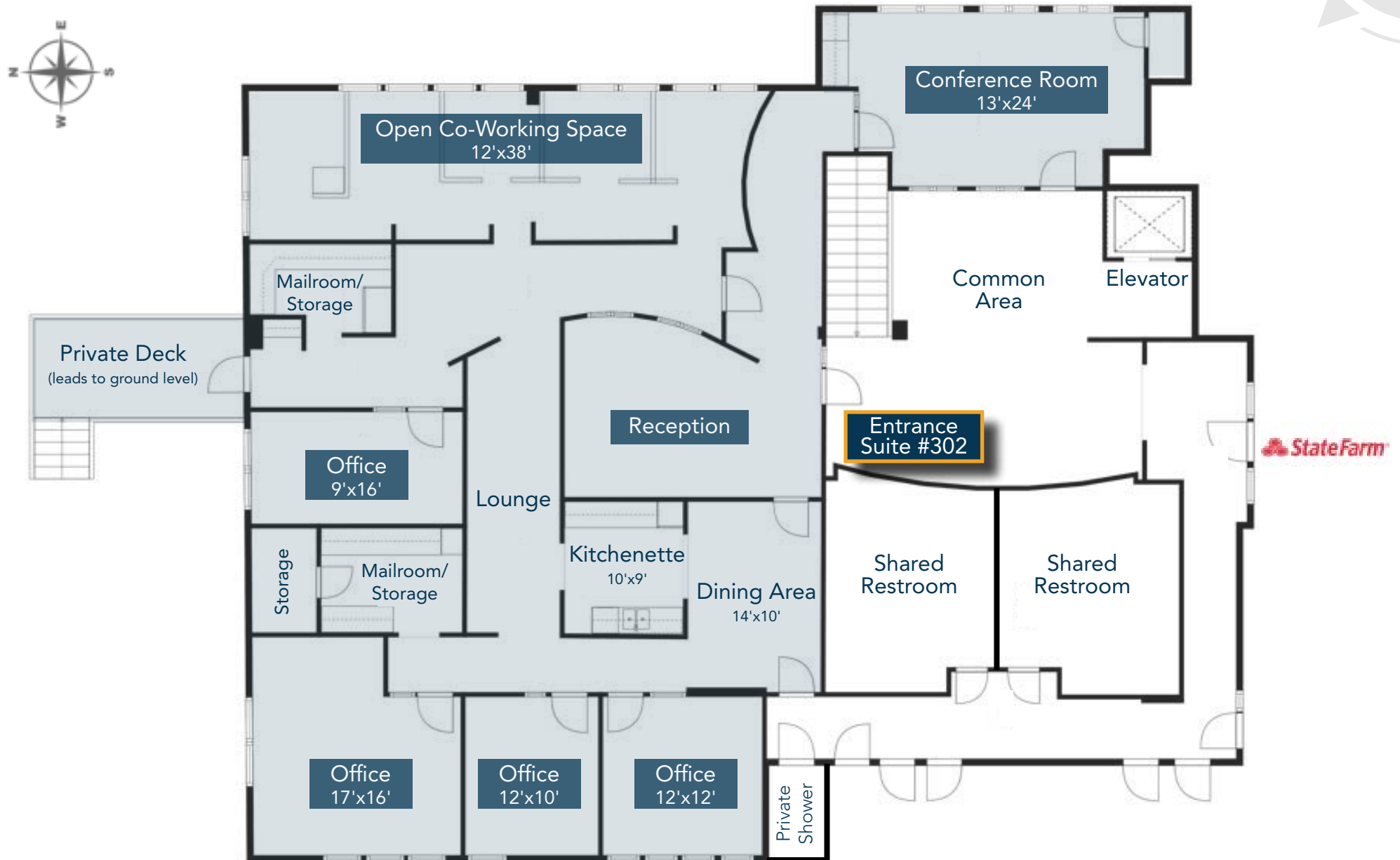




# PROPERTY PHOTOS



# FLOORPLAN



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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 MAP



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