



waypoint
REAL ESTATE

323 W DRAKE RD
FORT COLLINS, CO 80526

Space Available

#124: 1,090 SF
#204-208: 2,021 SF

Lease Rate

\$14.00/SF NNN

NNN Rate

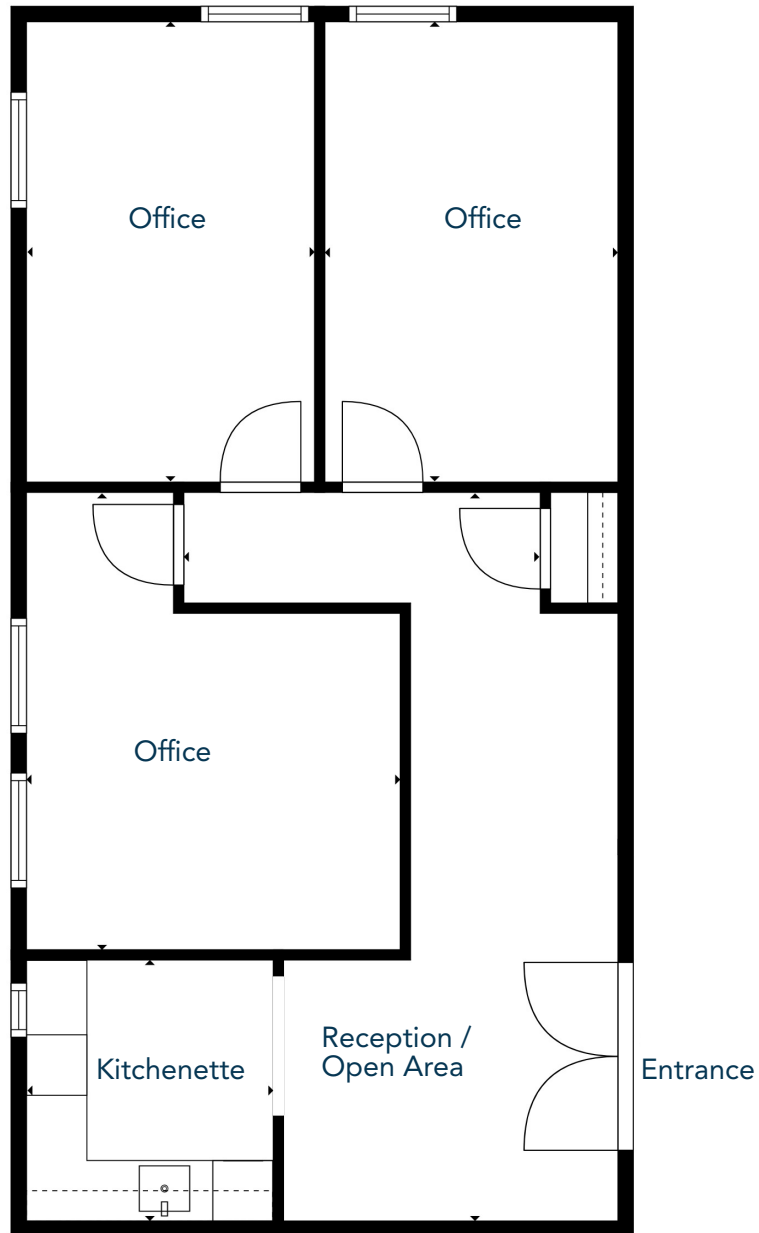
\$15.70/SF*
*2024 estimate

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

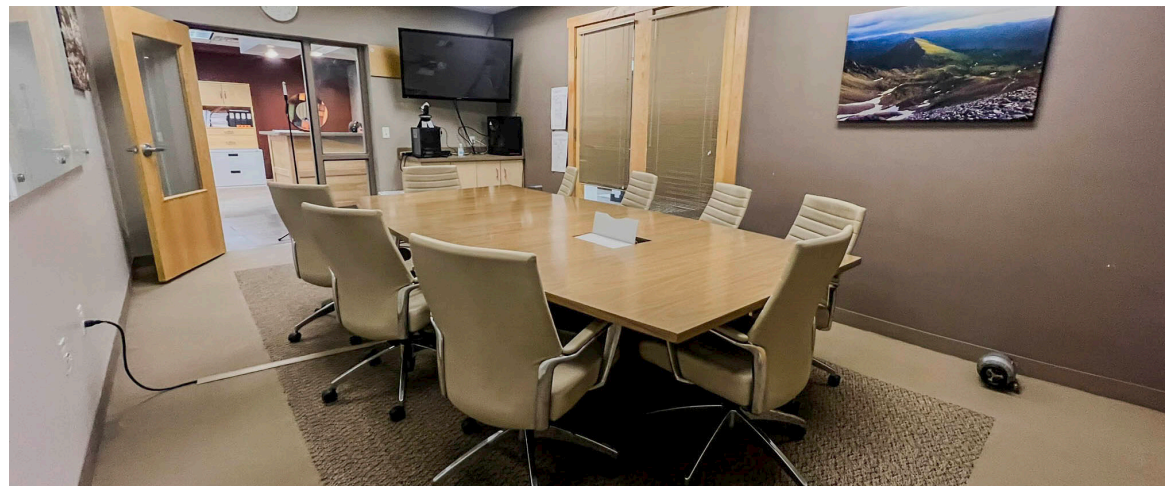
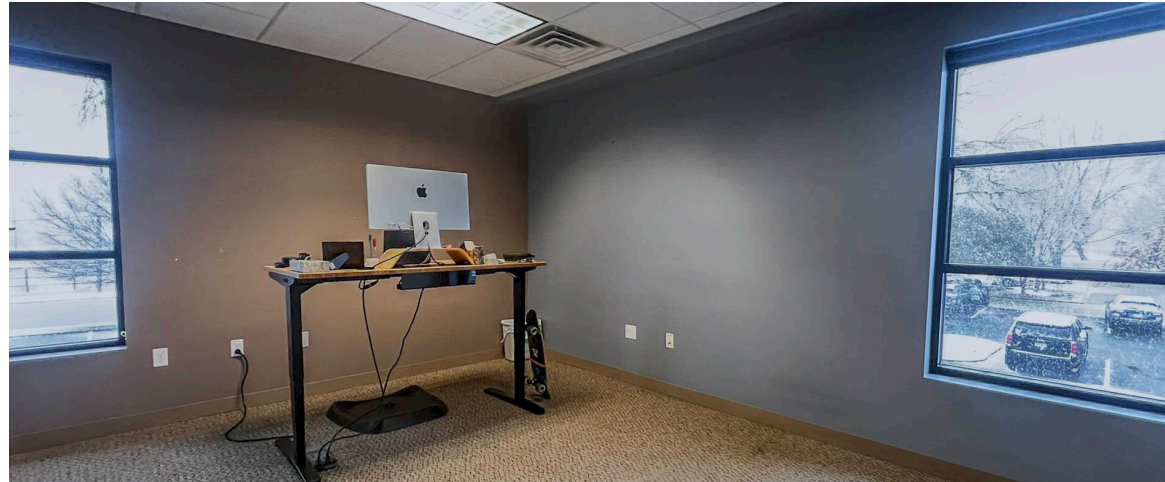
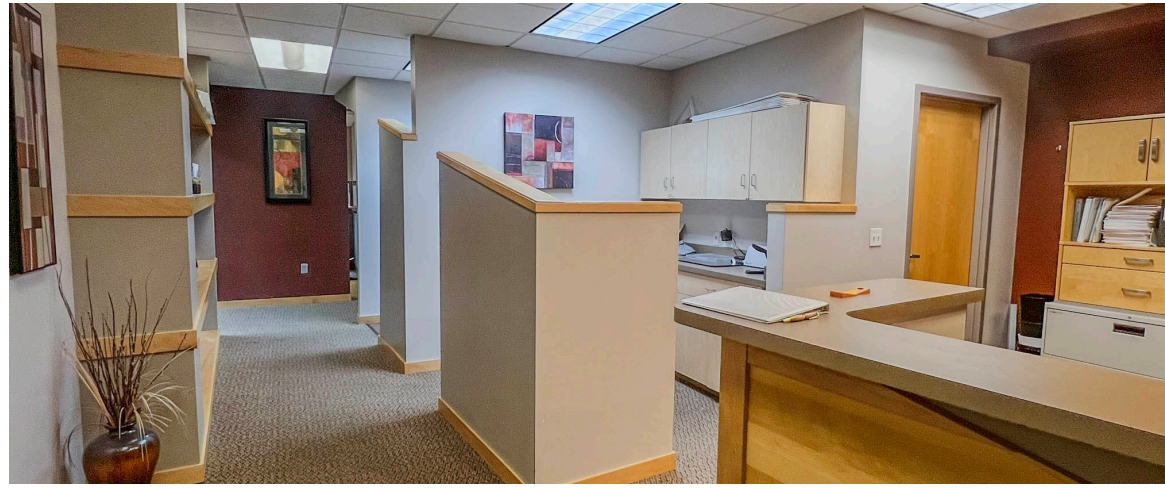
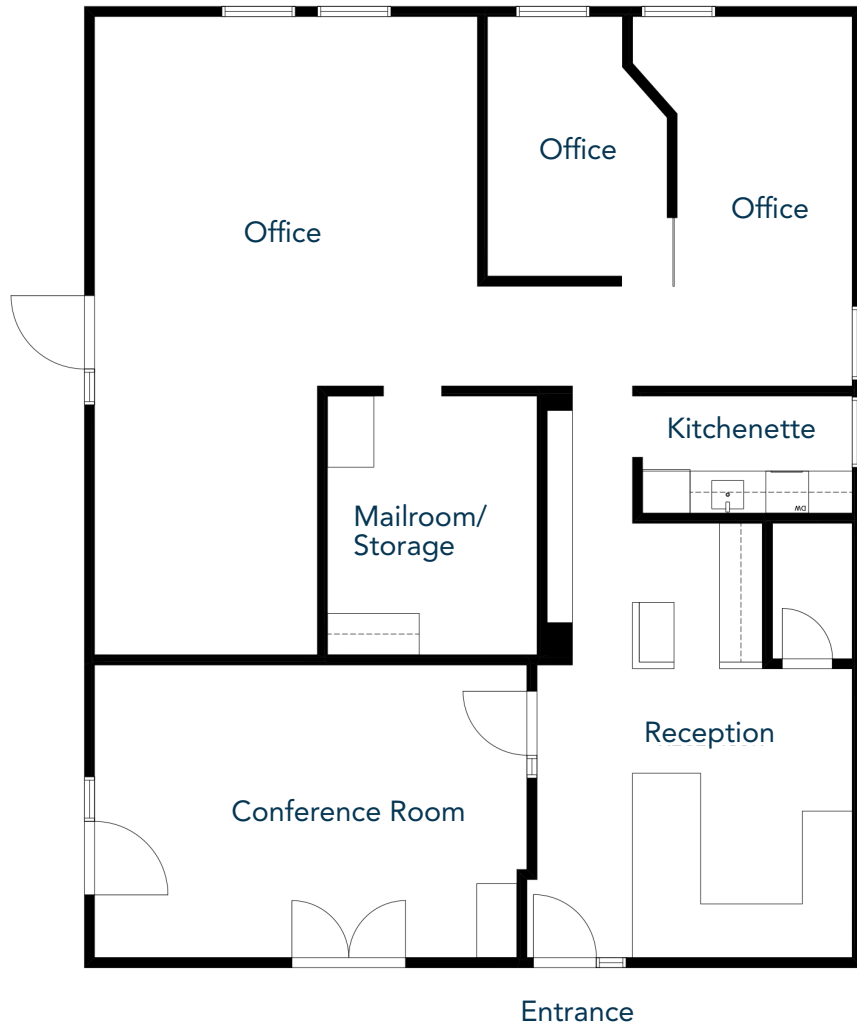
- Located near the intersection of W Drake Rd and College Ave, surrounded by dining & retail options.
- Suite 124 features reception/open area, kitchenette, and 3 private offices.
- Suite 204-208 features welcoming reception area, open workspace, 2 private offices, conference room, storage/mailroom, and kitchenette.
- Elevator access and directory board for convenient client navigation.
- Shared restrooms.



SUITE #124 FLOORPLAN & PHOTOS



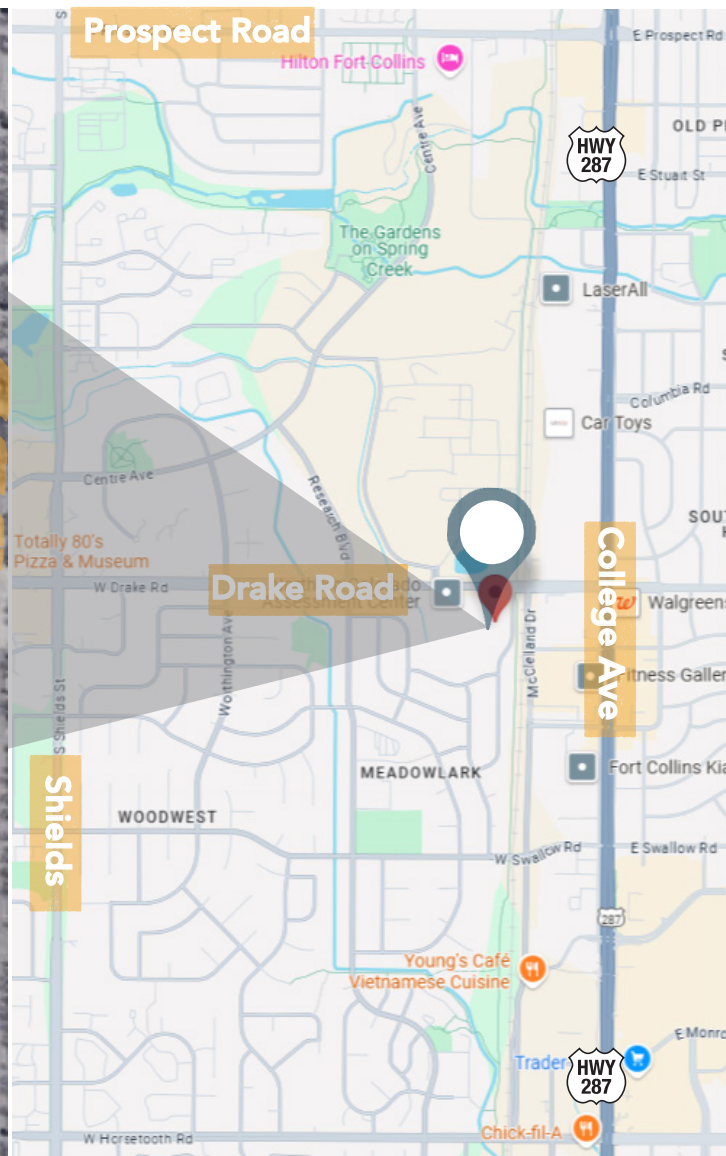
SUITE #204-208 FLOORPLAN & PHOTOS



COMMON AREA PHOTOS & EXTERIOR PHOTOS



AREA MAPS



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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.