

507 COWAN STREET  
FORT COLLINS, CO 80524



Available Space	Lease Rate	NNN Rate
Suite A: 2,021 SF	\$15.50 / SF NNN	\$7.87/SF <small>*2026 Estimate</small>
Equivalent Gross Monthly Rent: \$3,935		

*HIGH DEMAND FLEX/OFFICE LOCATION OFF E MULBERRY STREET*

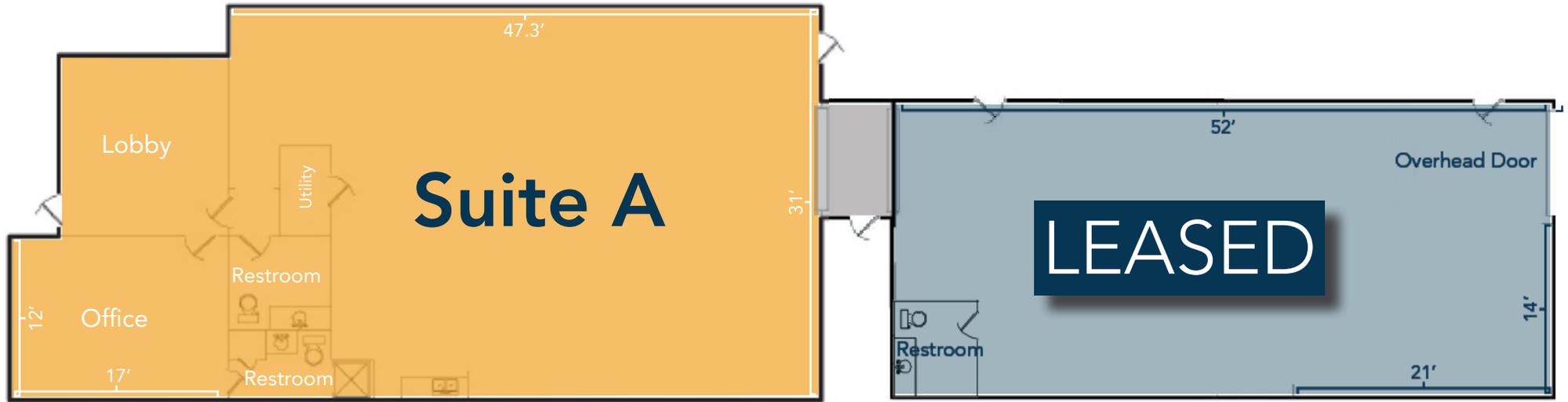
- Recently updated office space with large window
- 3 Phase Power
- Abundance of off-street and reserved parking
- Additional open space in back of building with access from alley
- Zoning: Commercial Low (C-L)
- Located 0.8 miles from Old Town Fort Collins



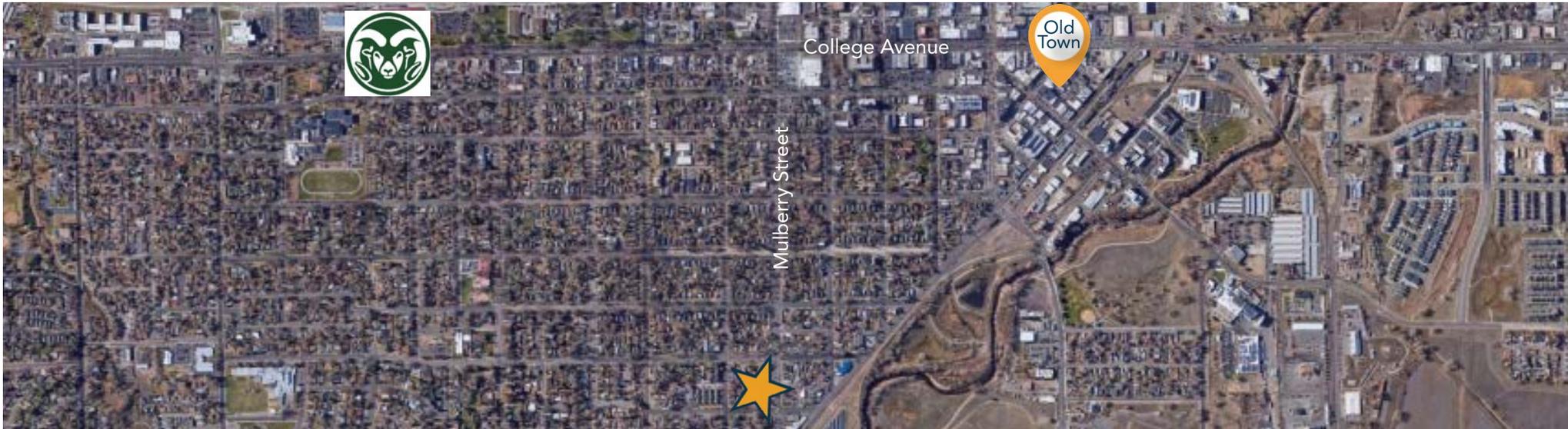
# PROPERTY PHOTOS



FLOOR PLAN



AREA MAP



CONTACT: David Katz, CCIM • 970-481-5808 • dkatz@waypointRE.com  
Jack Chunko • 970-213-5063 • jchunko@waypointRE.com