



Space Available:

**1,208 SF**

Gross Rate:

**\$1,750 / mo.**

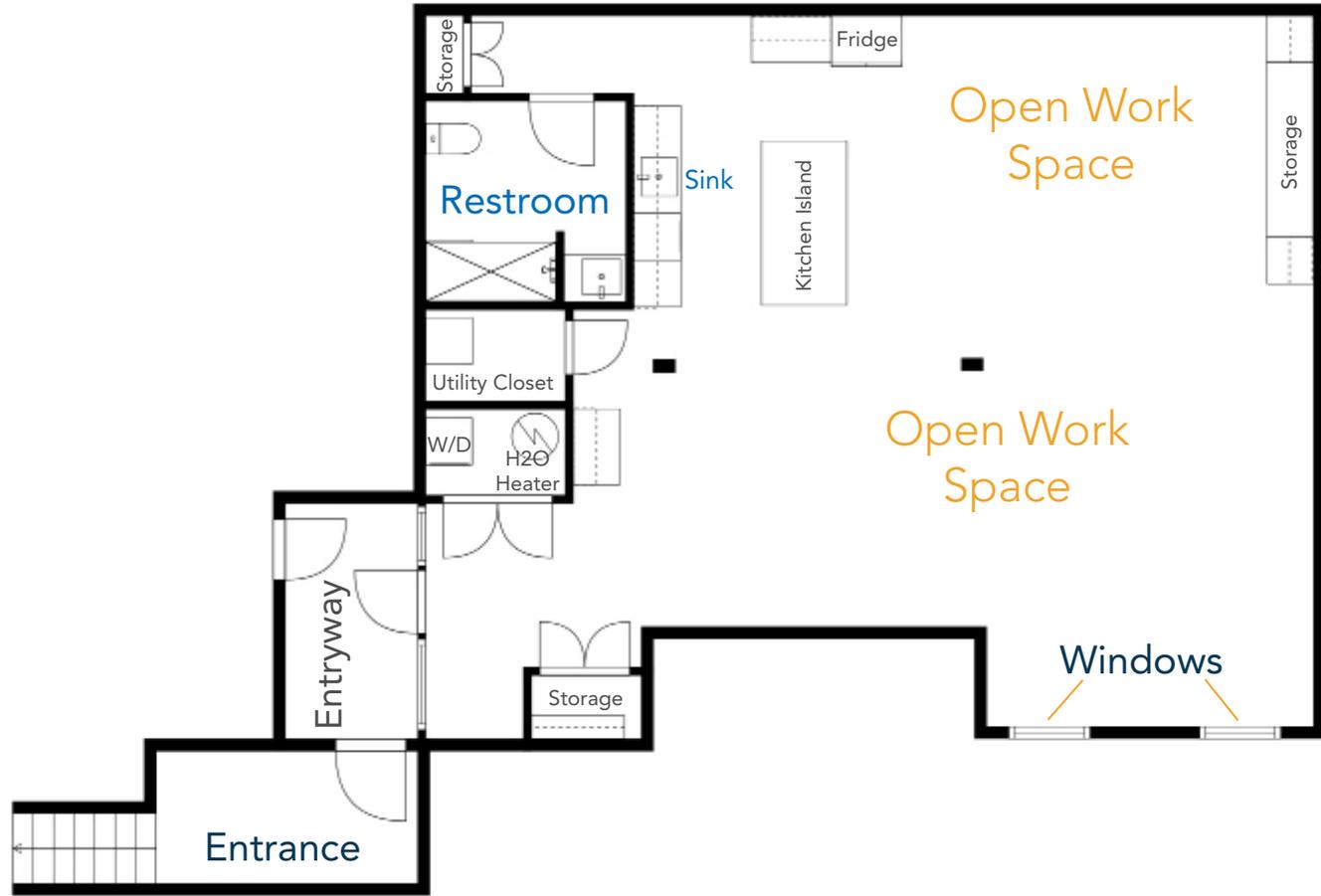
**210 W MAGNOLIA  
UNIT #10  
FORT COLLINS, CO 80524**

*MODERN WORKSPACE FOR LEASE - STEPS FROM OLD TOWN AMENITIES*

- Flexible layout ideal for executive workspace, co-working, design, podcasting, or content creation
- Located in Old Town West Fort Collins near popular restaurants, cafes, and retailers
- Open-concept work areas with conference table and TVs for screen mirroring or casting
- Includes a kitchenette with coffee bar, 3/4 bathroom, and in-unit washer & dryer
- Basement-level office with private entrance



# FLOOR PLAN

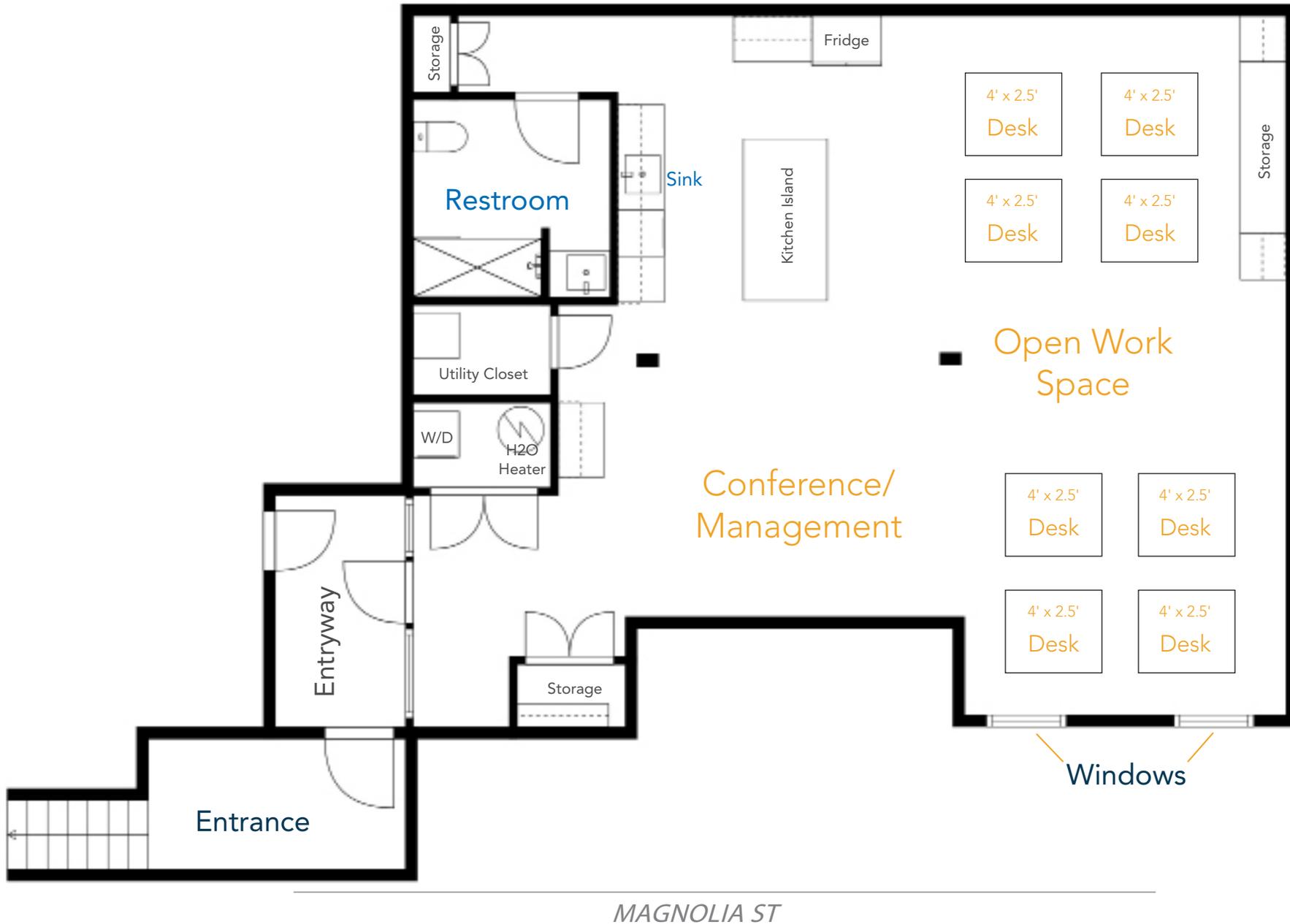


JOSH GUERNSEY / JACK CHUNKO / TAYLER TOWNSEND

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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.

# ILLUSTRATIVE OFFICE FLOOR PLAN



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AREA  
MAPS



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.

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