

736 WHALERS WAY

Fort Collins, CO



Space Available:

Unit #: F 100 1,595 / SF

Lease Rate:

\$17.00/SF

NNN Rate:

\$15.24/SF

Equivalent Gross
Monthly Rent:

\$4,285.20

LARGE OFFICE SPACE AVAILABLE ADJACENT TO HARMONY CORRIDOR

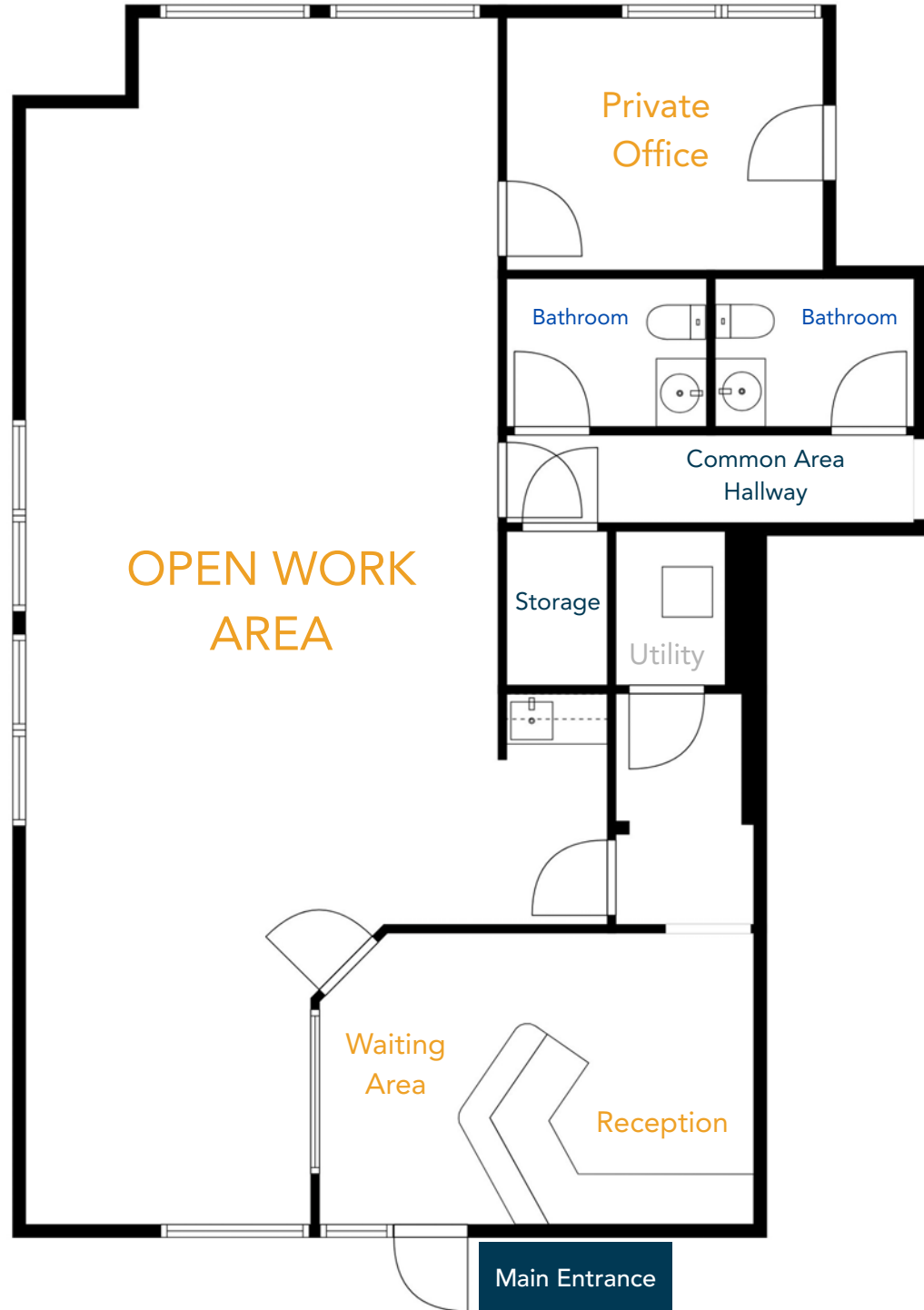
CONTACT

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Nick Norton, CCIM | 970.213.3116 | nnorton@waypointRE.com



PHOTOS & FLOORPLAN



PROPERTY DETAILS

CONSTRUCTION

Year Built	1985
Building SF	7,740
Unit / Suite #	1,595 SF
Heat Type	Forced Air
Air Conditioning	Yes
Elevator	No

BUILDING AMENITIES

Monument Signage	Yes
Building Signage	No
Shared Restrooms	Yes

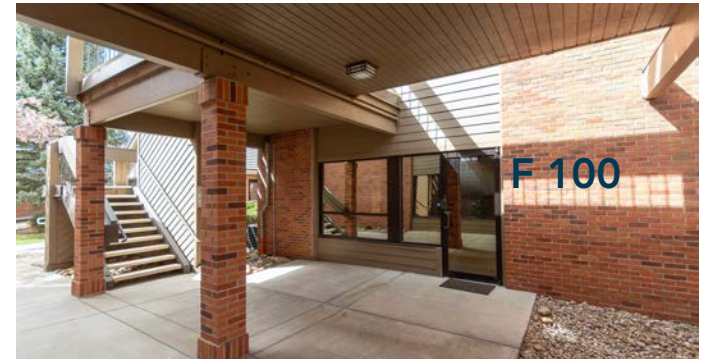
SITE DETAILS

Zoning	MNM
Parcel #	9736442100

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$91,219 (3-mi radius)
Traffic Count	10,712 approx VPD Boardwalk & Whalers Way (2025)

*CoStar 2026



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 [Link to Google 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.