



FOR LEASE | *Move-in-ready office suites on a courtyard campus*

760 Whalers Way Bldg B, Unit 100

Fort Collins, CO 80525

\$17.50 / SF
LEASE · NNN

\$15.64 / SF
NNN · 2026 EST.

Unit 100
MAIN-LEVEL OFFICE

1,200
SQUARE FEET

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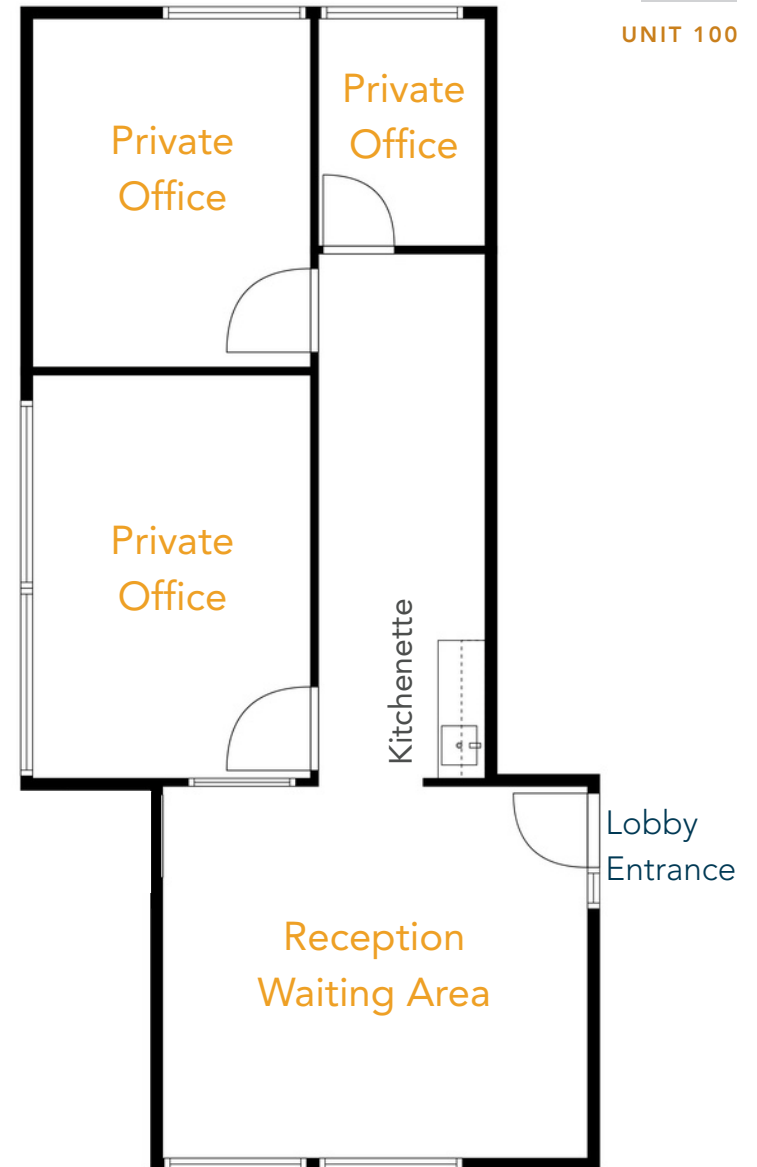
125 S Howes St, Suite 500 | Fort Collins, CO 80521

The space & floor plan



Floor plan

UNIT 100



PROPERTY DETAILS

The particulars

LEASE

Lease rate	\$17.50 / SF NNN
NNN (est.)	\$15.64 / SF
Unit / suite #	Unit 100
SF	1,200

CONSTRUCTION

Property type	Office
Stories	2
Entrance	Into lobby
Heat type	Forced air
Air conditioning	Yes

BUILDING AMENITIES

Building signage	Yes
Kitchenette	In-suite
Parking	Abundant shared

UTILITIES

Electric	Fort Collins Utilities (included in NNN)
Gas	Xcel Energy (included in NNN)
Water & sewer	Fort Collins Utilities (included in NNN)
Internet	Tenant Responsibility

SITE DETAILS

Building	760 — Bldg B
Zoning	Medium Density Mixed-Use Neighborhood District
Parcel #	9736419008

IN THE COMPLEX

Established professional-services campus, neighbors include **ICC**.

LOCATION & TRAFFIC

Harmony corridor of south Fort Collins, minutes to College Ave & Harmony Rd, with quick I-25 access.

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.

[View on Google Maps ↗](#)