

760 Whalers Way, Building C

Fort Collins, CO 80525

Multiple office suites available in central Fort Collins.

AVAILABLE

1,737–3,608 SF

SUITES

200 · 202 · 210

LEASE RATE

\$17.50/SF - \$21.00/SF

NNN RATE

\$15.85/SF

PROPERTY OVERVIEW

760 Whalers Way, Building C
Fort Collins, CO 80525



AVAILABILITY

- 3,608 SF, three suites
- Lease together or separately

BUILDING

- 7,154 SF, wood frame
- Multi-tenant office campus
- Shared lot parking
- Shared restrooms

AMENITIES

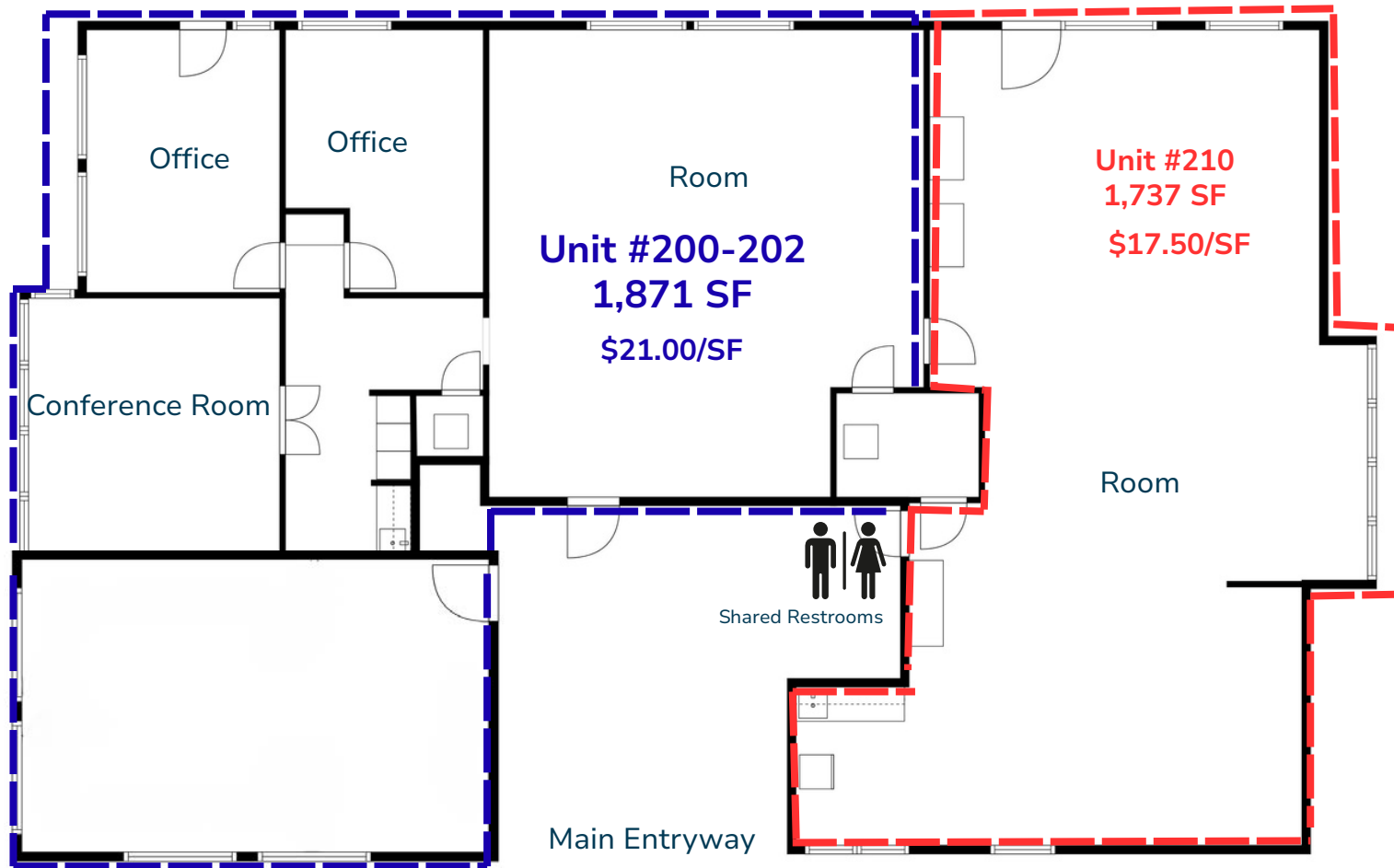
- Existing office build-out
- Private offices
- HVAC and gas heat
- Monument signage

NNN BREAKDOWN

Taxes & Insurance	\$5.68
CAM	\$3.30
Management & Association Fees	\$4.58
Utilities	\$2.30
Total NNN	\$15.85/SF

AVAILABILITY & FLOOR PLAN

Total Square Footage Available: 3,608 SF

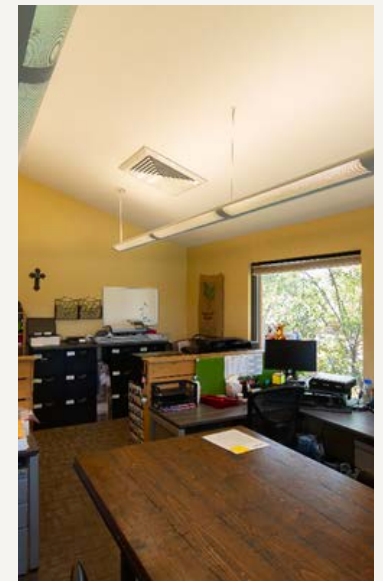
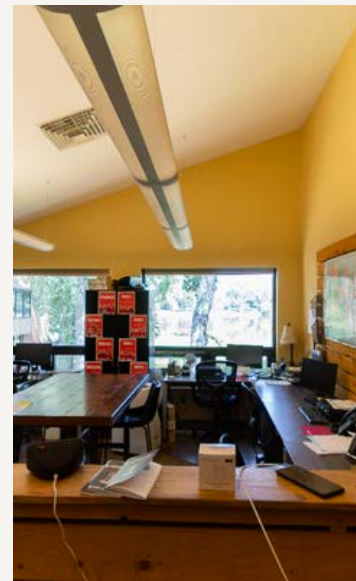


Units 200 - 202: \$21.00/SF Unit 210: \$17.50/SF

Square footages from public record. All three suites can be leased together as a contiguous 3,606 SF block or individually.

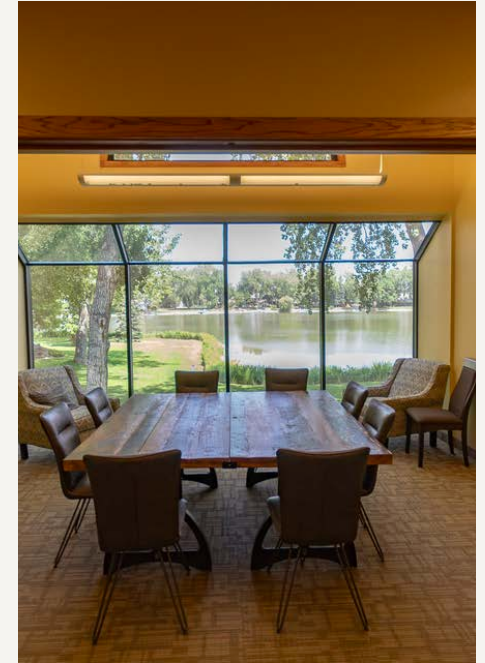
SUITE 200 · 365 SF

Private office
Vaulted ceiling · exterior windows



SUITES 202 & 210 · 3,243 SF

Offices, bullpen, conference
Lease together or separately



760 Whalers Way, Building C

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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.