

225 N Lemay Ave, Unit 5

Fort Collins, CO 80524

3,200 SF of finished office and drive-in warehouse in a multi-tenant flex park, two blocks off Mulberry.

SPACE AVAILABLE

3,200 SF

LEASE RATE

\$14.00/SF

NNN

\$9.81/SF

PROPERTY OVERVIEW

225 N Lemay Ave, Unit 5
Fort Collins, CO 80524



THE SPACE

- 3,200 SF, office and warehouse combined
- Reception, private offices, conference room, break room
- Two restrooms, one ADA

LOADING

- One 12' x 12' drive-in overhead door
- Grade-level, no dock

SITE & PARKING

- Shared parking lot
- Multi-tenant flex park

SIGNAGE

Monument and building signage available

ZONING

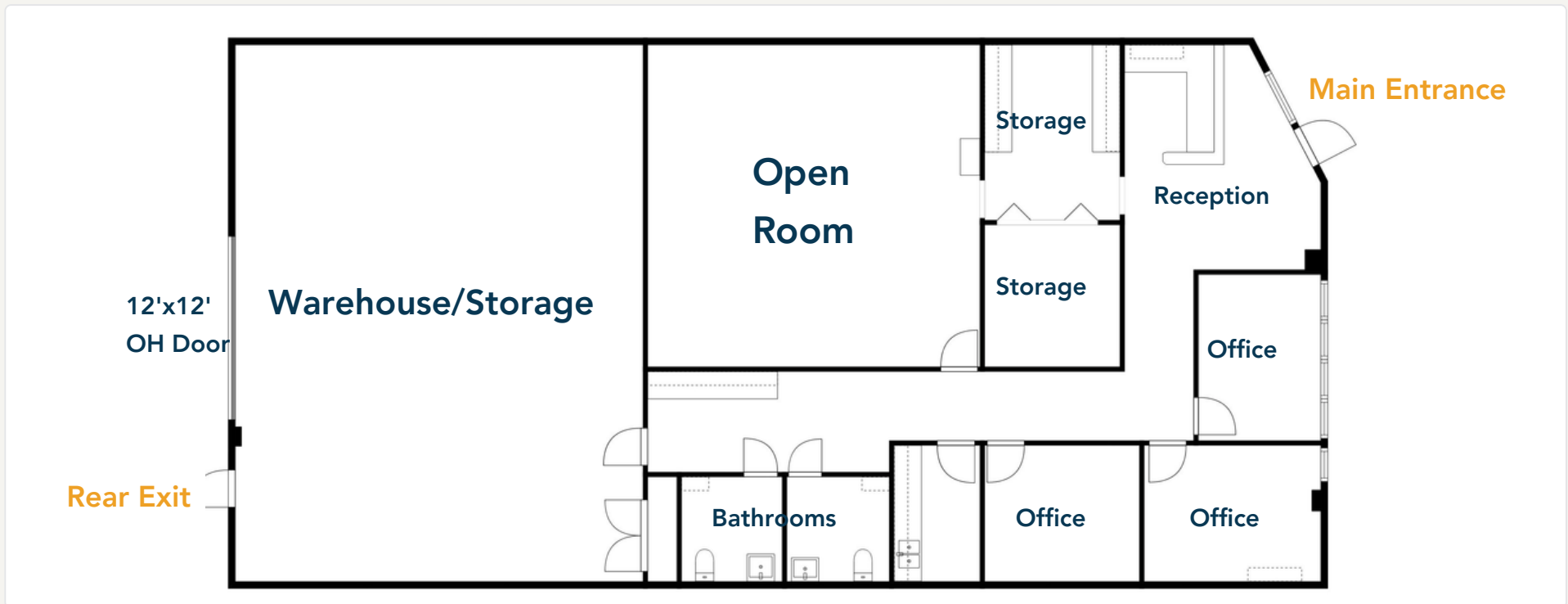
D — Downtown District, City of Fort Collins



FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)

UNIT 5 — AVAILABLE 3,200 SF



BUILDING

AVAILABLE SF	3,200 SF
UNIT	Suite 5
CONSTRUCTION	Masonry (CMU / brick)
OVERHEAD DOOR	1 door, 12' × 12'
SIGNAGE	Monument and building

MECHANICAL & SITE

HEAT TYPE	Forced air, gas furnace
UTILITIES	Separately metered
PARKING	Shared lot
PARCEL #	9712112004
ZONING	D — Downtown District

LEASE TERMS

BASE RATE	\$14.00/SF
NNN	\$9.81/SF
LEASE TYPE	NNN
AVAILABILITY	Immediate
SHOWINGS	By appointment

225 N Lemay Ave, Unit 5

— FORT COLLINS, COLORADO —

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