

323 W Drake Rd

Fort Collins, CO 80526

Two retail/office suites in central Fort Collins, minutes from Drake & College.

SUITE 124

1,090 SF

SUITE 204-208

2,021 SF

LEASE RATE

\$12.00/SF NNN

NNN RATE

\$18.61/SF*

*2026 estimate. Utilities are included in the NNN estimate.

PROPERTY OVERVIEW

323 W Drake Rd
Fort Collins, CO 80526



LOCATION

- Near W Drake Rd & S College Ave
- Surrounded by dining & retail

SUITE 124 **1,090 SF**

- Reception / open area
- 3 private offices and kitchenette

SUITE 204-208 **2,021 SF**

- Reception area and open workspace
- 2 private offices, conference room
- Storage / mailroom and kitchenette

BUILDING

- Elevator access and directory board
- Shared restrooms

LEASE RATE

Base rent **\$12.00/SF NNN**

NNN (2026 est.) **\$18.61/SF**

Utilities are included in the NNN estimate.

EQUIVALENT GROSS MONTHLY RENT

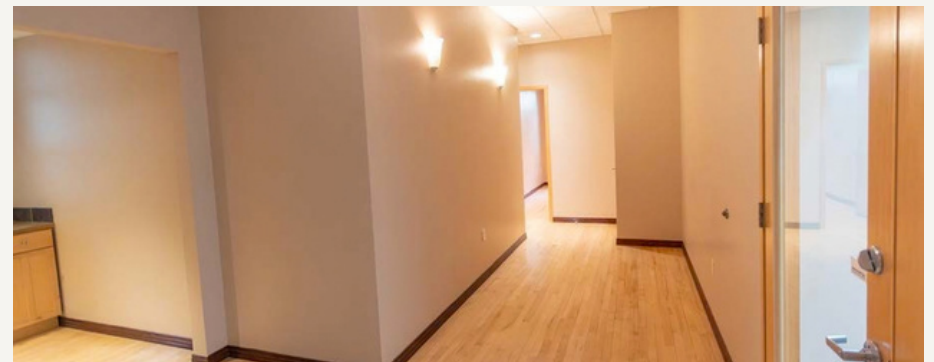
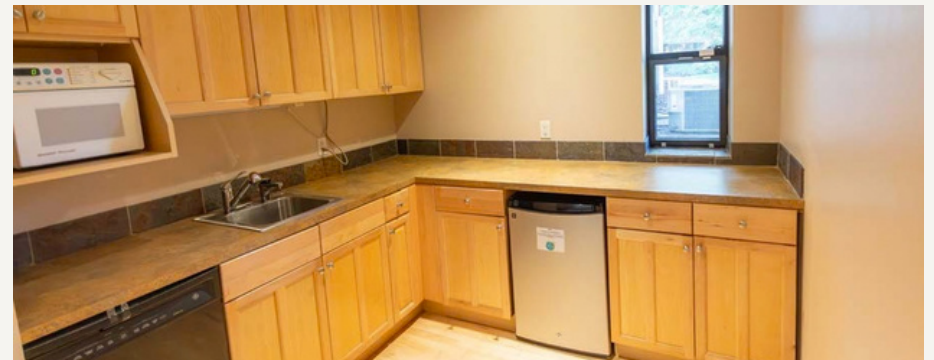
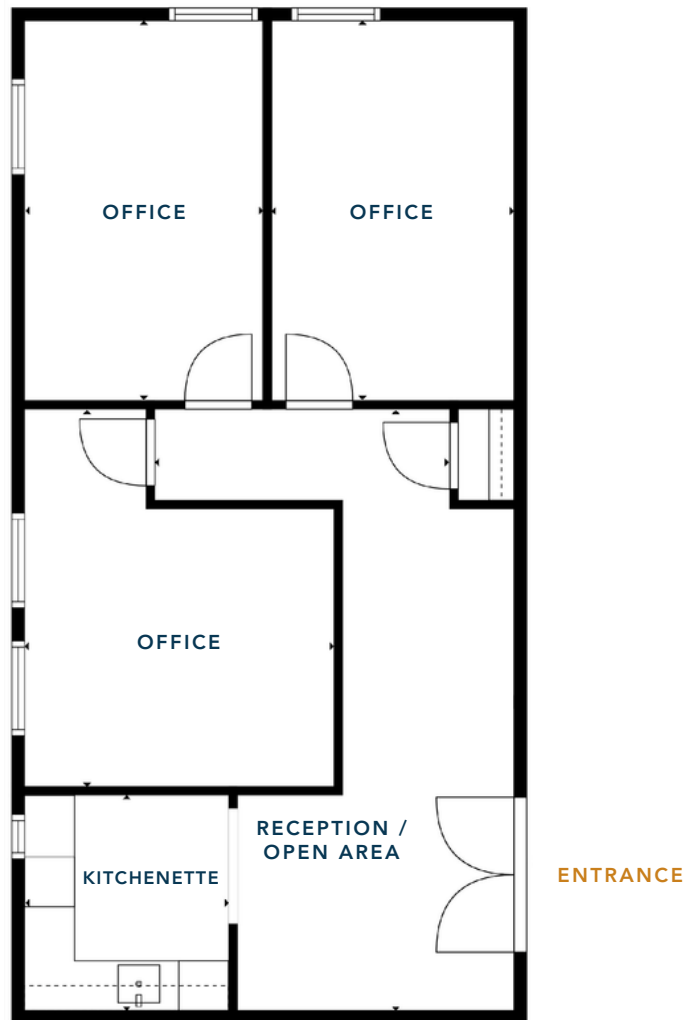
Suite 124 **\$2,780.41/mo**

Suite 204-208 **\$5,155.23/mo**

SUITE 124 FLOOR PLAN & PHOTOS

SUITE SIZE 1,090 SF

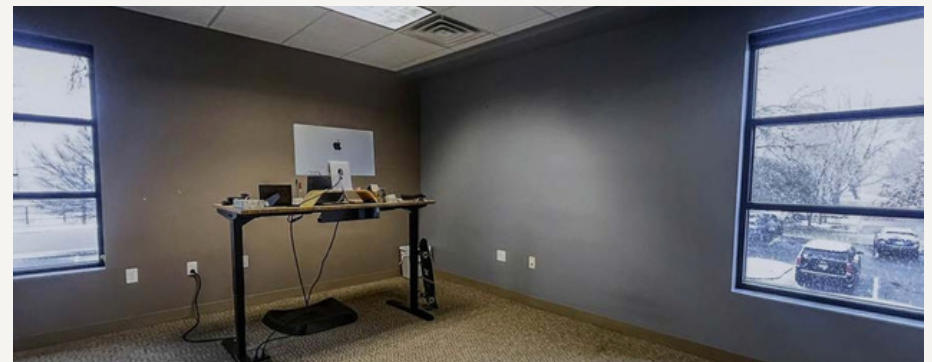
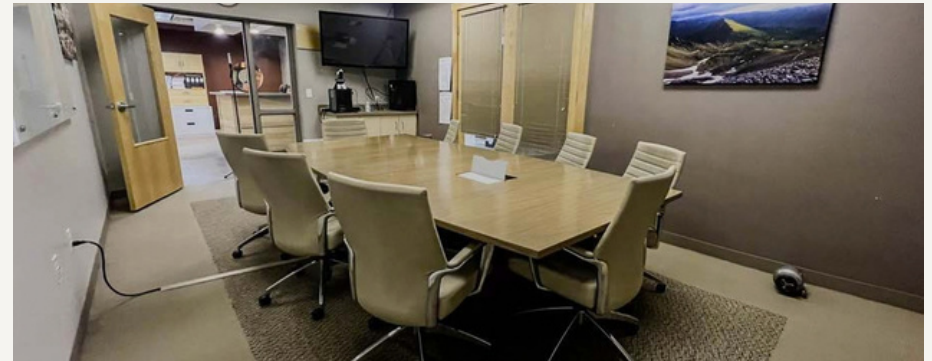
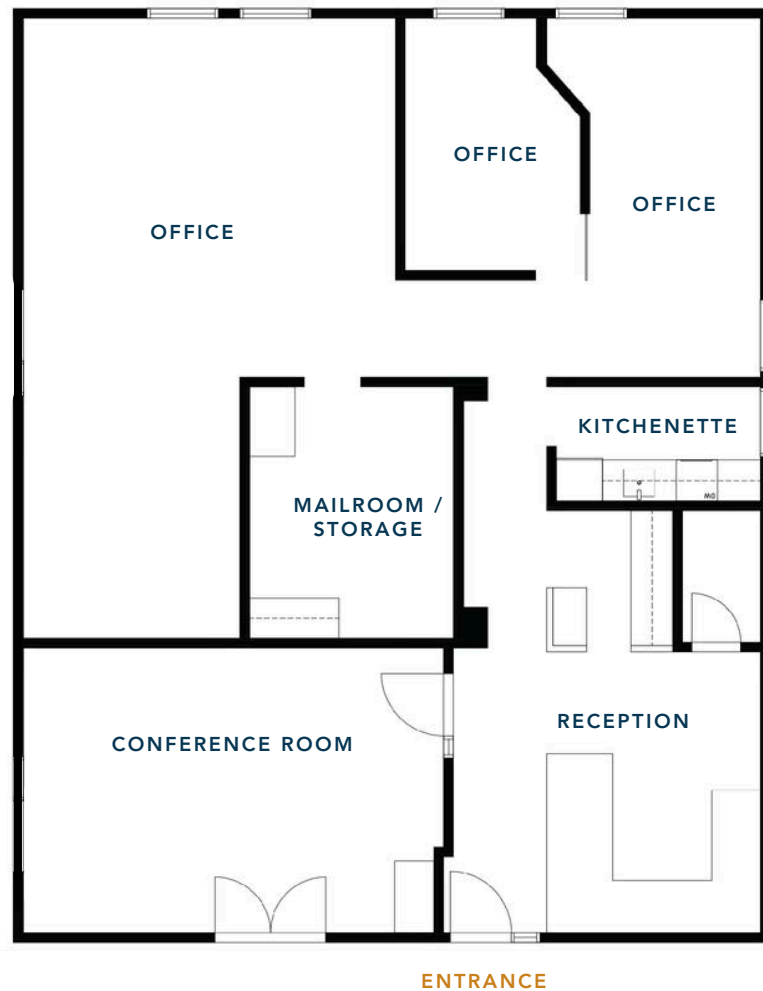
Reception / open area, kitchenette, and three private offices.



SUITE 204-208 FLOOR PLAN & PHOTOS

SUITE SIZE 2,021 SF

Reception area, open workspace, two private offices, conference room, storage / mailroom, and kitchenette.



COMMON AREAS & EXTERIOR

323 W Drake Rd
Fort Collins, CO 80526



323 W Drake Rd

— FORT COLLINS, CO —

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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.