

waypoint REAL ESTATE

OFFICE · FOR LEASE

BUILDING 100 · SUITE 215

# 2721 Council Tree Ave

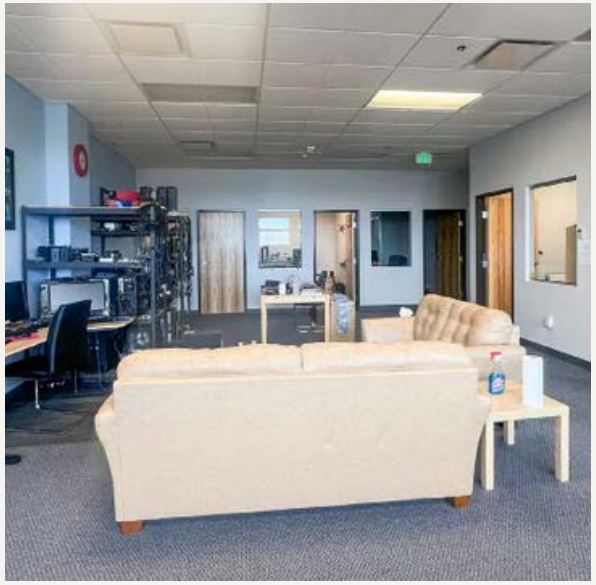
Fort Collins, CO 80525

Professional, spacious 2nd-floor office suite with private offices, reception area, conference rooms, breakrooms, print/copy rooms, open space, and secure storage.

| SPACE AVAILABLE | LEASE RATE | NNN RATE |
|---|---|---|
| 4,589 SF | $23.46 / SF | $11.84 / SF |
| Suite 215 · second floor | NNN, annual | 2026 estimate · +$0.25 / SF trash |

# **PROPERTY** OVERVIEW

**2721 Council Tree Ave · Building 100, Suite 215**
Fort Collins, CO 80525









## THE SUITE

- Professional, spacious 2nd-floor office suite
- Private offices, reception area, and conference rooms
- Breakrooms, print/copy rooms, open space, and secure storage
- Access to shared restrooms

## LEASE TERMS

| | |
|---|---|
| Available | **4,589 SF** |
| Lease rate | **$23.46 / SF NNN** |
| NNN rate (2026 est.) | **$11.84 / SF** |
| Trash services | **+$0.25 / SF** |

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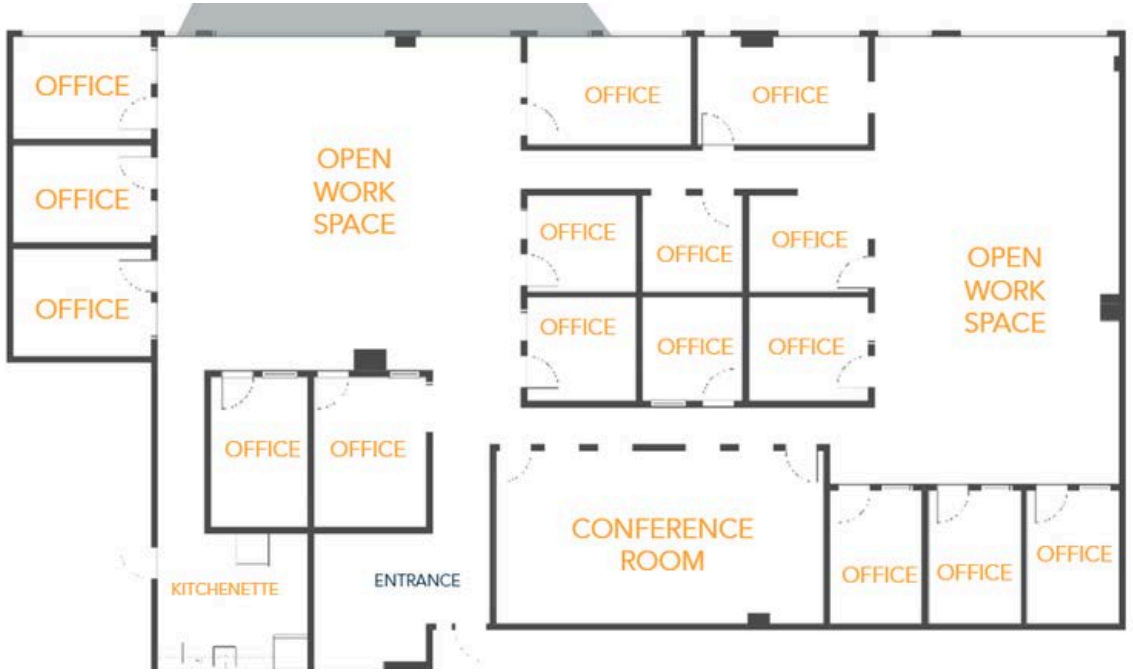
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# FLOOR PLAN SUITE 215

SUITE 215 **4,589 SF**

## SUITE LAYOUT




## BUILDING 100 · LEVEL 2




### SUITE AT A GLANCE

| | |
|---|---|
| Available | **4,589 SF** |
| Floor | **Second floor** |
| Lease rate | **$23.46 / SF NNN** |
| NNN rate (2026 est.) | **$11.84 / SF** |
| Trash services | **+$0.25 / SF** |



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BUILDING 100 · SUITE 215 · FORT COLLINS, CO


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