

**CUSHMAN &
WAKEFIELD**

FOR LEASE

255 East Monroe Drive

Fort Collins, Colorado 80525

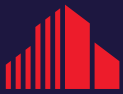


1,300 - 8,012 SF Office Space For Lease in Midtown Fort Collins

Lease Rate: \$19.00/SF NNN | NNN: \$9.18/SF

This professional office space is located in central Fort Collins with easy access to College Avenue and Horsetooth Road, as well as numerous restaurants, public transportation and entertainment. The building offers abundant off-street parking, along with building and monument signage. The flexible floorplans include a combination of private offices, conference rooms and an open bullpen for cubicles. The space is ideally suited for real estate, title insurance, financial services, or other professional office users.





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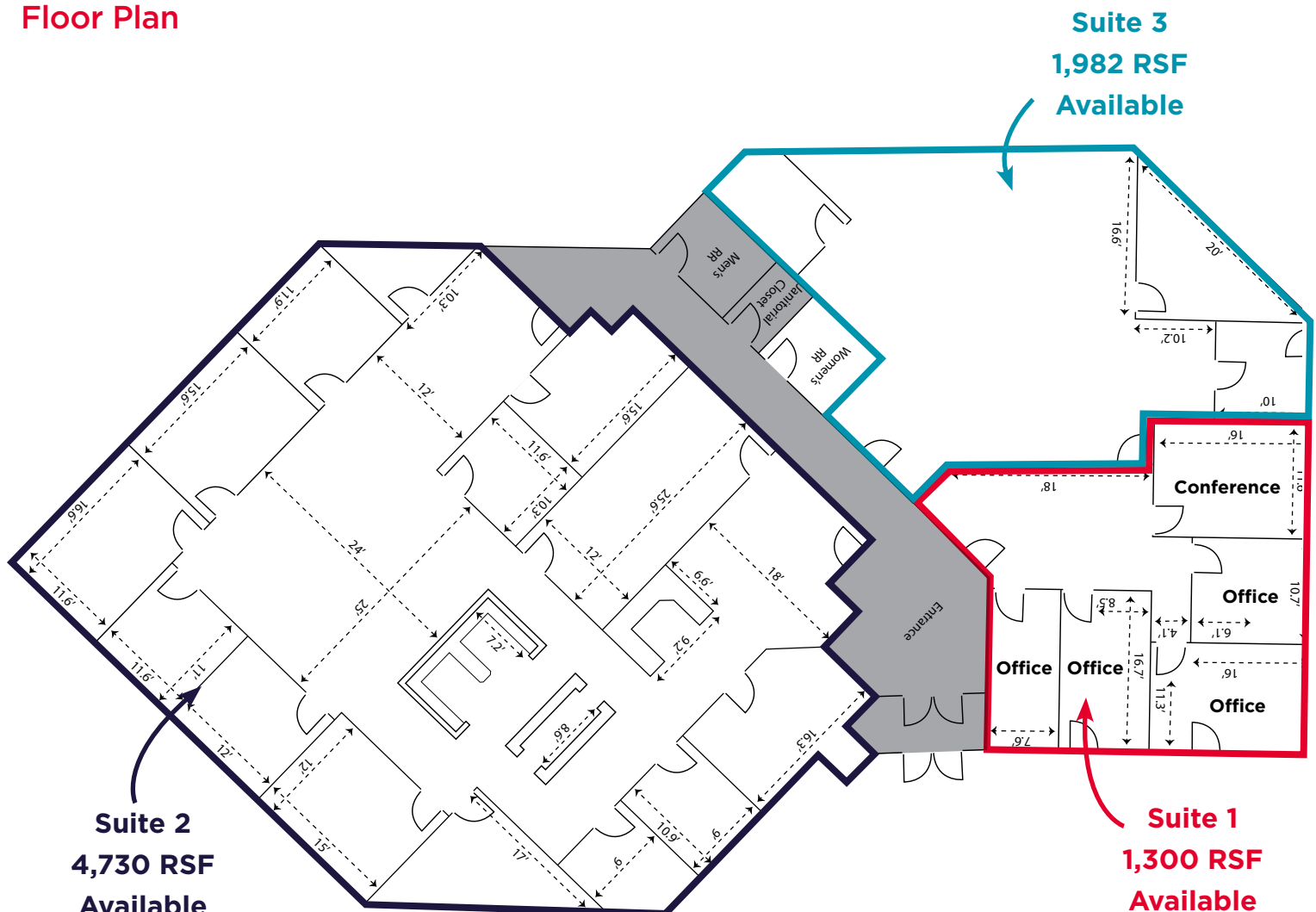
Property Features

Building Size	8,012 RSF
Available Size	Suite 1: 1,300 RSF Suite 2: 4,730 RSF Suite 3: 1,982 RSF
Land Size	0.98 Acre (42,900 SF)
Parking Ratio	7.23 : 1,000 SF
Year Built	1982
Zoning	Commercial
Parking	58 Spaces
Stories	1
Tenancy	Multi-tenant

Property Highlights

- Professional office space
- Located off College Avenue and Horsetooth Road
- Flexible floorplan
- Building and monument signage
- Plentiful parking with 58 spaces available
- Ideal for real estate, title insurance, financial services, and other professional office users
- Shopping, banking and dining facilities within a quarter mile

Floor Plan





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255 East Monroe Drive

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