

323 WEST DRAKE ROAD

SUITE 212 | FORT COLLINS, COLORADO 80526

**988 SF OFFICE SPACE AVAILABLE FOR LEASE**

Lease Rate: \$13.00/SF NNN | NNN Expenses: \$13.40/SF

PROPERTY HIGHLIGHTS

- Modern building interior
- Abundant natural light
- Elevator access
- Within close proximity to restaurants and coffee shops
- Next to Max and Mason bike and walking trail and Mason Corridor transit
- Ample parking
- Professionally managed
- Centrally located and close to College Avenue
- Completely remodeled

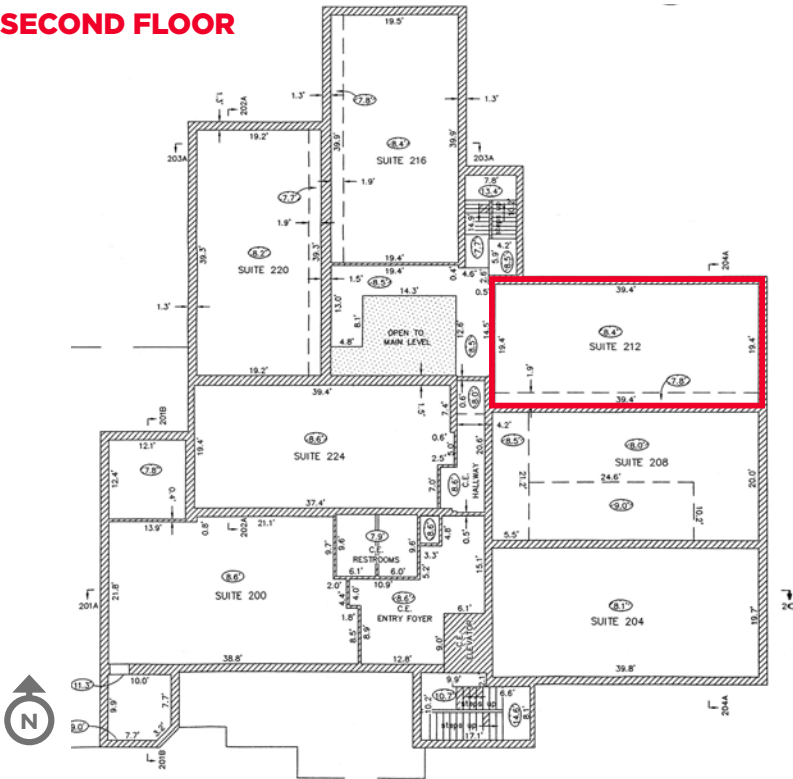
The upscale and inviting professional office space at 323 West Drake Road accommodates a wide variety of office users, visitors and clients. Recently remodeled and completely unique to this part of town, this sleek and modern suite offers elevator access and a large, open atrium, providing a great deal of natural sunlight. The space is fully carpeted, exceptionally clean and quiet. Its central Fort Collins location provides unparalleled ease of access for yourself and your guests.



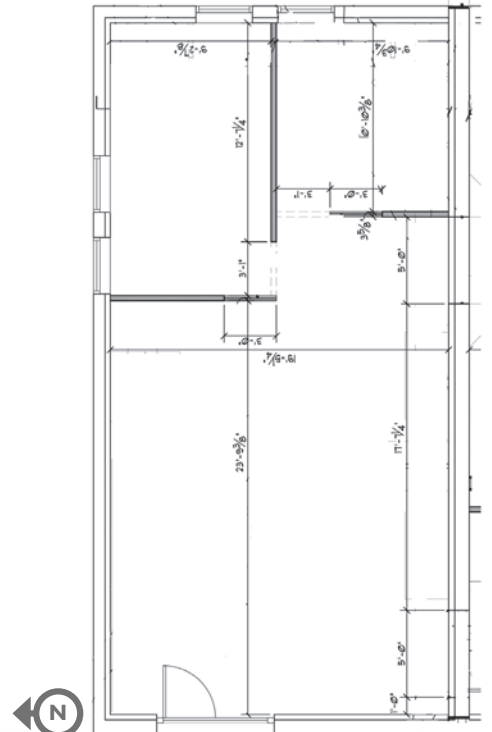
323 WEST DRAKE ROAD

SUITE 212 | FORT COLLINS, COLORADO 80526

SECOND FLOOR



SUITE 212



For more information, please contact:

COLE HERK, CCIM
Director
 +1 970 267 7726
 cole.herk@cushwake.com

BRIAN MANNLEIN
Director
 +1 970 267 7739
 brian.mannlein@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525

T +1 970 776 3900
 F +1 970 267 7419

cushmanwakefield.com