



FOR LEASE

223 S Howes Street

FORT COLLINS, CO 80521



OFFICE SPACE FOR LEASE



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RE/MAX Commercial Alliance is pleased to present a lease opportunity for a premium downtown office space with private parking.

This rare lease offering at 223 S Howes Street has excellent parking availability and a flexible layout perfect for professional offices uses. This stunning property is 2,348 SF and available for lease at \$22.00 per sf NNN. BONUS SF not included in the rate is 1,128 SF on the lower level which is very useable for storage, assembly, or additional work space. The site provides monument signage and is immersed in downtown Fort Collins and all the amenities downtown has to offer.

This historic gem has provided office space for up to 18 employees previously and is complete with up to 12 private parking spaces plus on street parking. 223 S Howes Street has been meticulously restored to its current condition and the floor plan includes a mix of private offices, open work areas, kitchenette, two restrooms, stations for remote workers, fully finished lower level for auxiliary space or storage, and a massive front patio perfect for company parties. An ADA accessible lift is at the rear of the building and the restroom on the main level is ADA compliant. This property is truly a rare offering for executive office space.



223 Howes Street

Rate Information:

Base Rent is \$22.00 Per SF based on Main and Upper Levels

1,305 SF Main Level
1,043 SF Upper Level
2,348 SF @ \$22.00 per SF

BONUS 1,128 SF in Lower Level Not Included in Above Rate

NNN's Estimated at \$9.80 per SF based on 2,348 SF

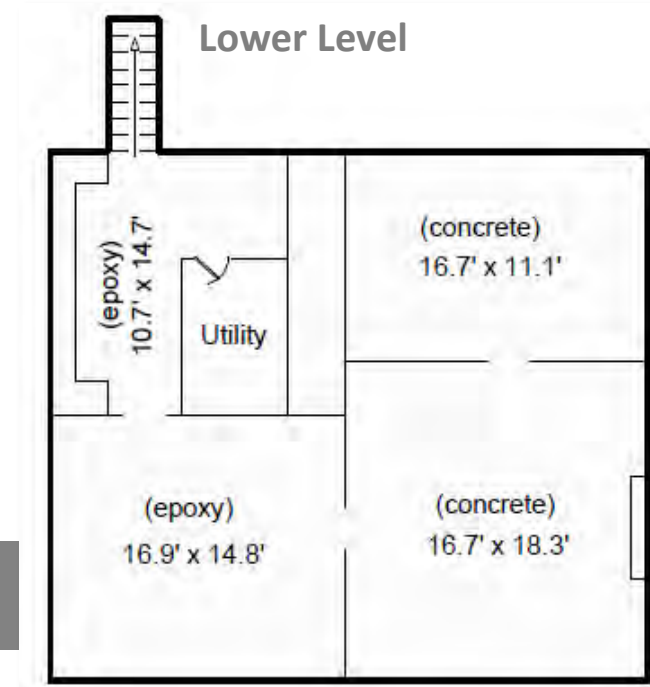
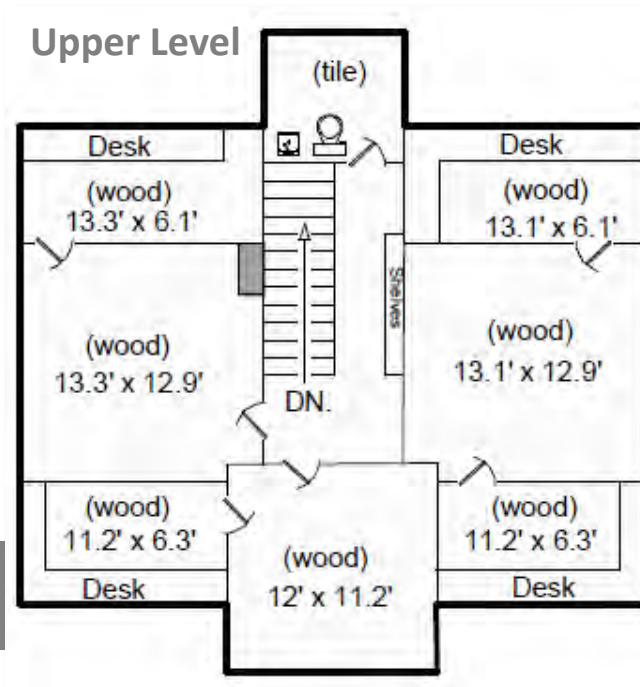
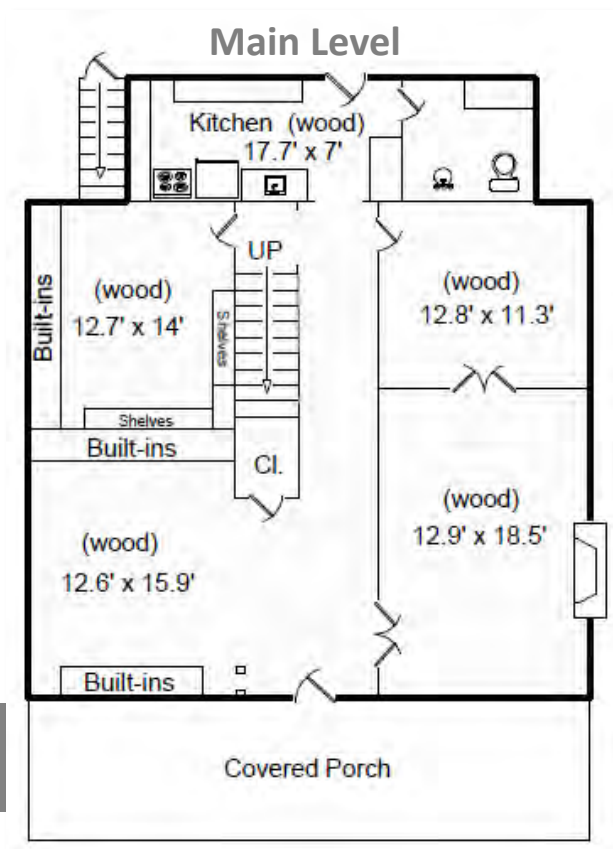
Total Monthly Base and NNN is \$6,222.00

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FLOOR PLAN



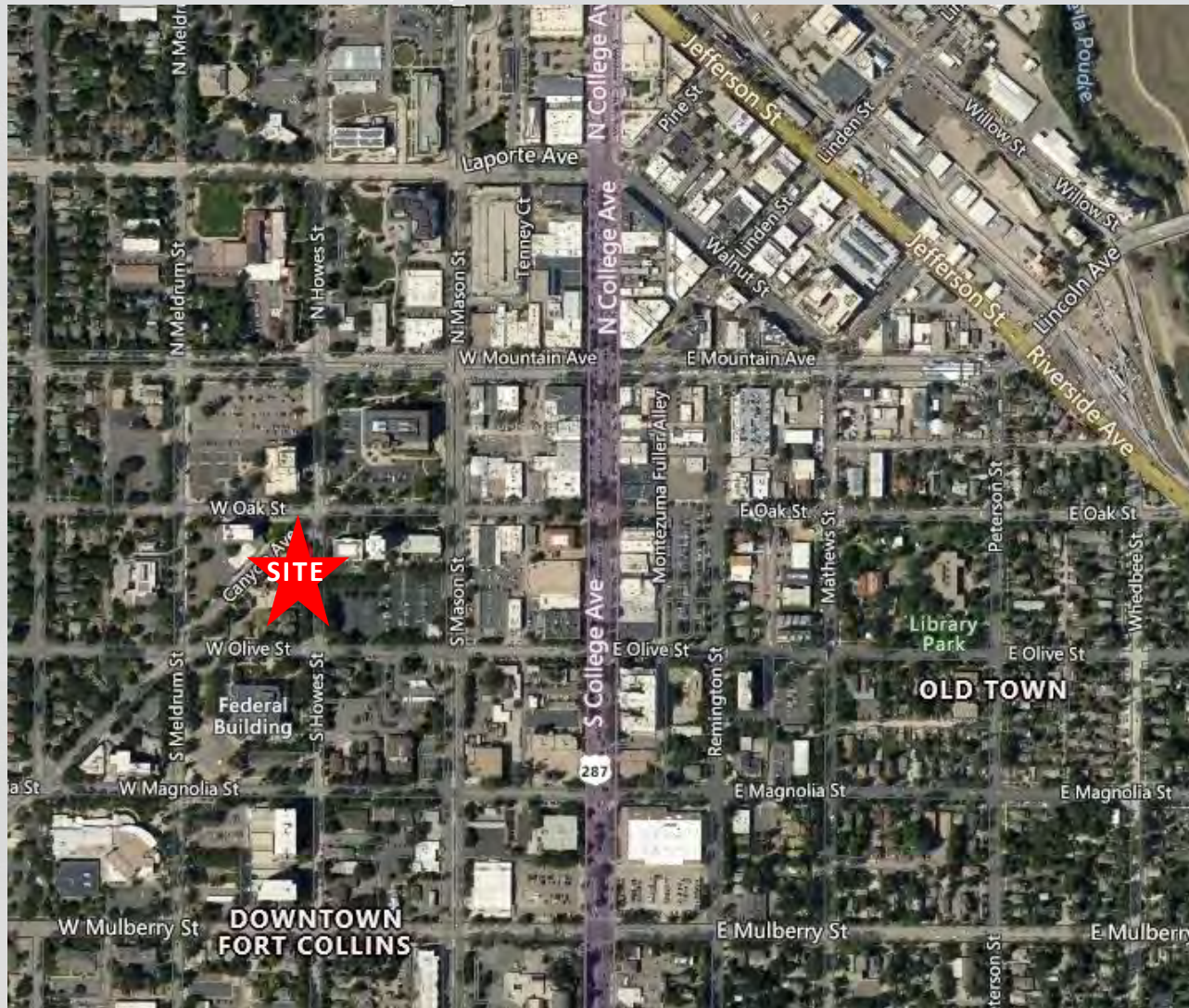


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Mulberry Street





NORTHERN COLORADO FRONT RANGE

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com



REGIONAL INFORMATION

NORTHERN COLORADO OVERVIEW

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

Source: choosecolorado.com



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BROKER CONTACT

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