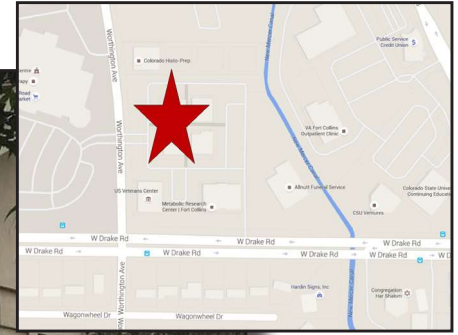


OFFICE SUITES FOR LEASE

702 W. Drake Road, Building F, Fort Collins, CO



PROPERTY DETAILS

Available Space: Suite 6 & 7 - 569 RSF

Lease Rate: \$23.00/SF Gross (\$1,090/month)

Co-Tenant: Clear Path Accountants

Park Co-Tenants: Banner Health, Eyecare Associates, Vet Center, Layton Family Dental, Maxim Healthcare Services, Gordan Well DDS, AXA Advisors, Shelter Insurance, numerous CPAs

MARKET CENTRE PROFESSIONAL PARK LEASE RATE: **\$23.00/SF GROSS**

- Excellent office suites in central Fort Collins
- Professional office park features attractive landscaping and ample parking
- High quality finishes in comfortable and well maintained building
- Functional layout with executive and administrative suite next to reception desk
- Ideal for any professional offices including accounting, legal, real estate/property management, mortgage/lending, trust/estate services, insurance, marketing/advertising, or any other related industries
- Shared reception area, breakroom, and restrooms
- Class A conference room available upon scheduling

Dallas Landry

Broker Associate
970-581-0679
dallas@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2021, radius)

	1 Mile	3 Mile	5 Mile
2020 Population	14,626	115,613	176,093
Avg. HH Income	\$67,041	\$77,606	\$86,287
Households	6,558	48,556	70,564
Businesses	817	5,272	7,545
Employees	9,823	64,919	93,246



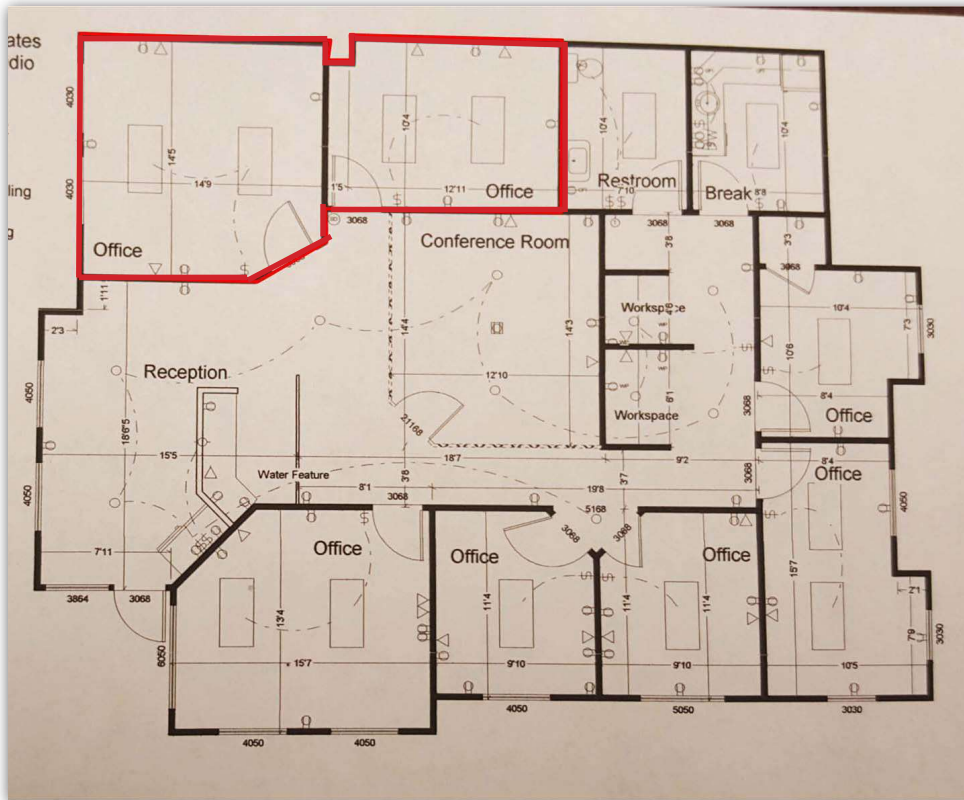
TRAFFIC COUNTS (Source: STDBOnline)

Worthington Ave. N. of Drake	3,140 VPD
W. Drake Rd. E. of Worthington Ave.	25,763 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/1/2021

OFFICE SUITES FOR LEASE

702 W. Drake Road, Building F, Fort Collins, CO



Suites 6 & 7

- 392 USF / 569 RSF
- High quality finishes
- Professional appearance
- Next to reception and conference room
- \$1,090/month including utilities
- Tenant pays phone/internet separately



Reception area



Ample Parking



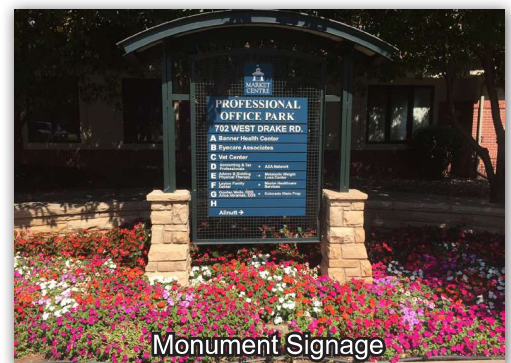
Suite 7



Conference room



Kitchen/Breakroom



Monument Signage

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