

3325 S. TIMBERLINE ROAD
FORT COLLINS, COLORADO

Office Suites

FOR LEASE



The entire first floor is available for lease giving the ability for flexible floor plans that can accommodate a large variety of office configurations. Additional storage is available in a separate garage building if needed. The location is in close proximity to the King Soopers shopping center and down the street from Poudre Valley Hospital/UCH Medical Campus and the bustling Harmony Corridor. Downtown Fort Collins amenities and government offices are just 10 minutes away.



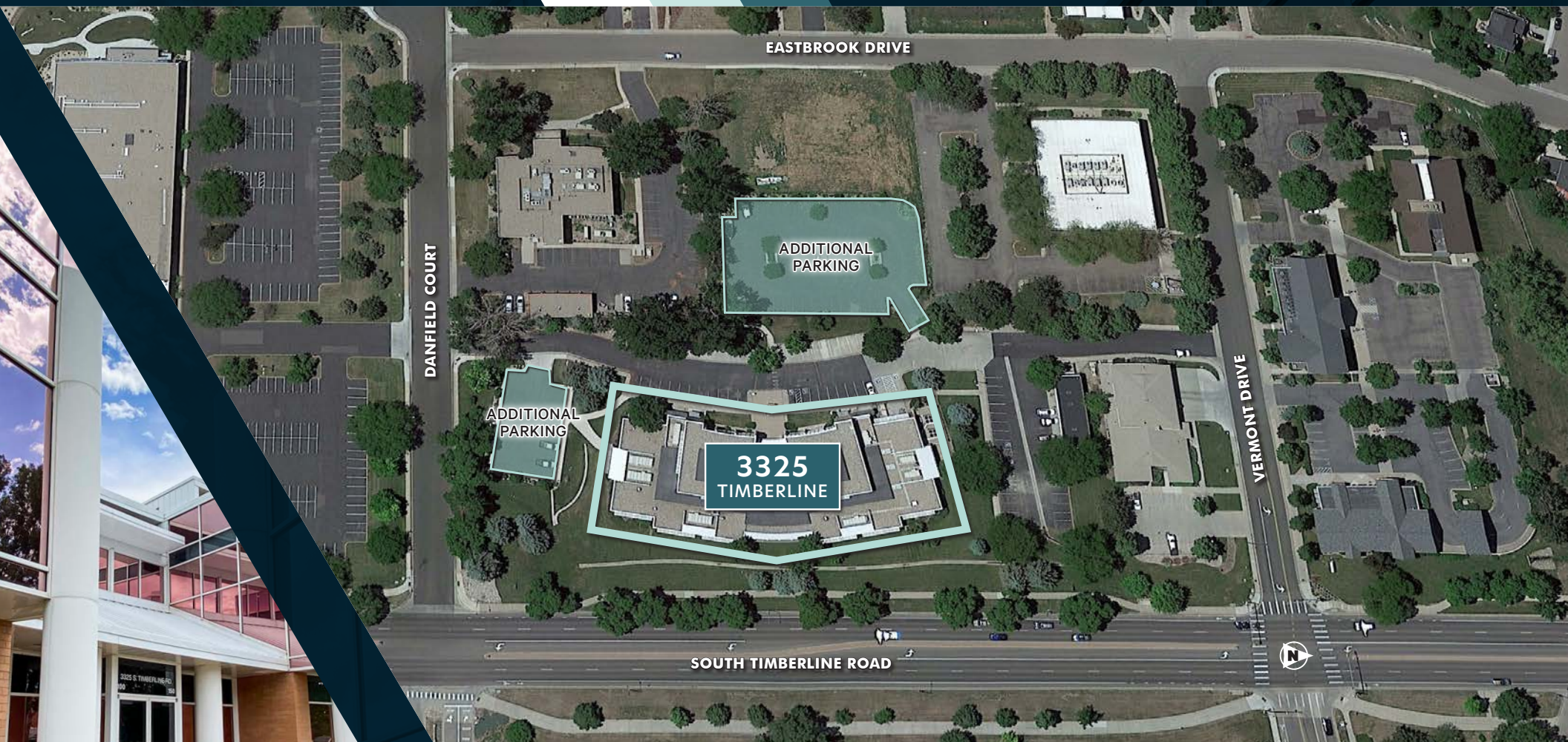
3325 TIMBERLINE ROAD
NEENAN ARCHITECTURE
Stantec

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CBRE



PROPERTY DETAILS



ADDRESS: 3325 South Timberline Road
Fort Collins, CO 80525

LEASE RATE: \$16.50/SF NNN
(NNN estimate \$10.30/SF)

PARKING: 164 total spaces
includes 6 handicap spaces





FLOOR PLAN



*Demiseable Examples

AVAILABILITY:

Suite A:	4,433 SF
Suite B:	5,535 SF
Suite C:	17,928 SF
Total SF:	27,896 SF





AREA OVERVIEW



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