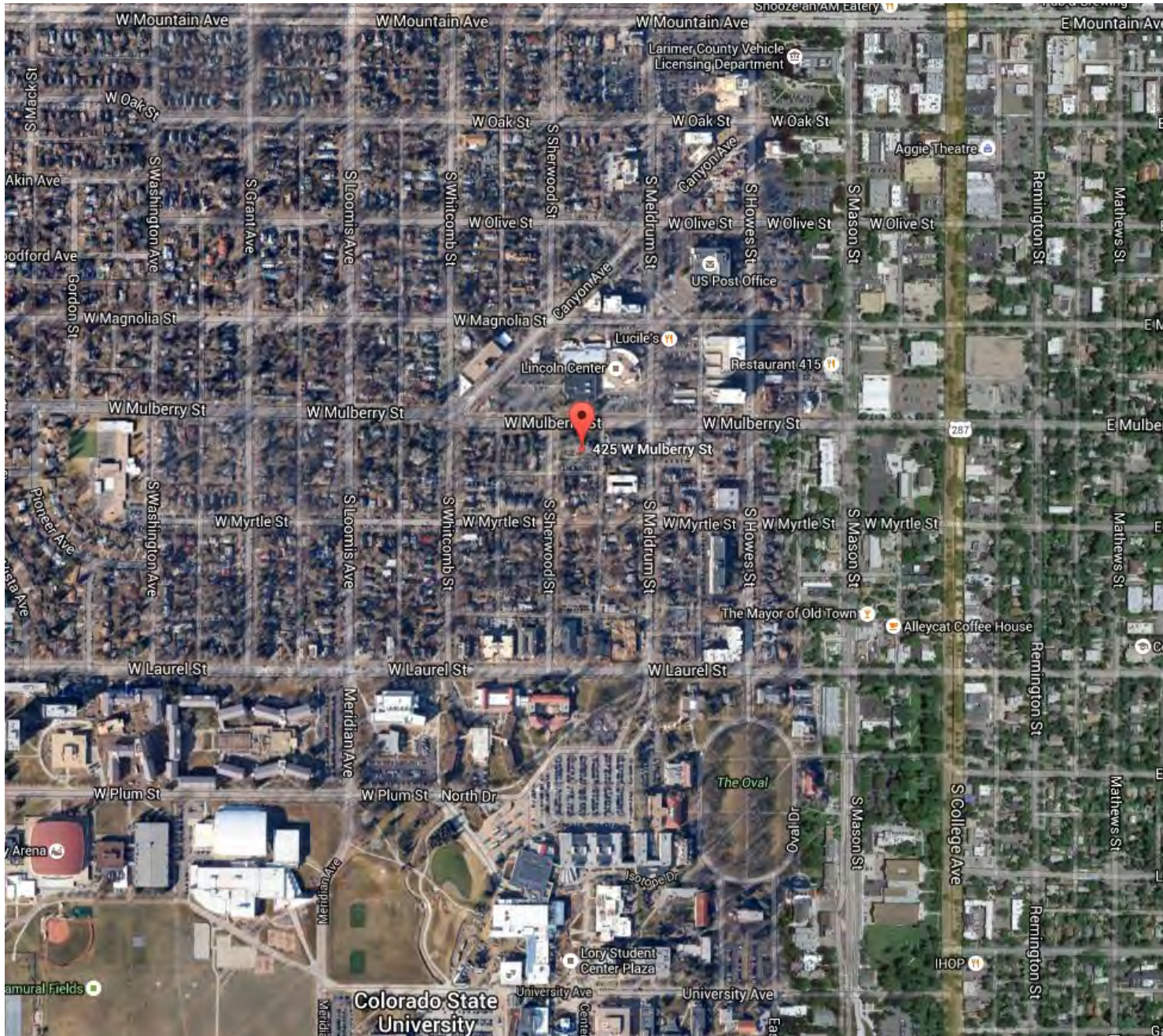




For Lease:
425 W. Mulberry St.
Fort Collins, CO 80521

Premium Office Space Available



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Premium Office Space Available

Lease Rate: First Floor = \$15.50/SF NNN
Second Floor = \$12.50/SF NNN
Operating Expenses = \$8.86/SF (2018 est.)

Great location on West Mulberry Street with convenient access to CSU's Main Campus and Old Town Fort Collins. Recently remodeled, this 14,866 SF, multi-tenant office building features an efficient floor plan, fireplaces, skylights, patios, vaulted ceilings and basement storage.

For more information please contact :

Rick Callan
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Or
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Property Features

- Available Office SF: 990 (Suite 108)
- Building SF: 14,866
- Year Built: 1981, Renovated in 2007
- Number of stories: 2
- Parking spaces: 3.36 : 1,000 (50 Spaces)
- Tenant Finish Allowance: Negotiable



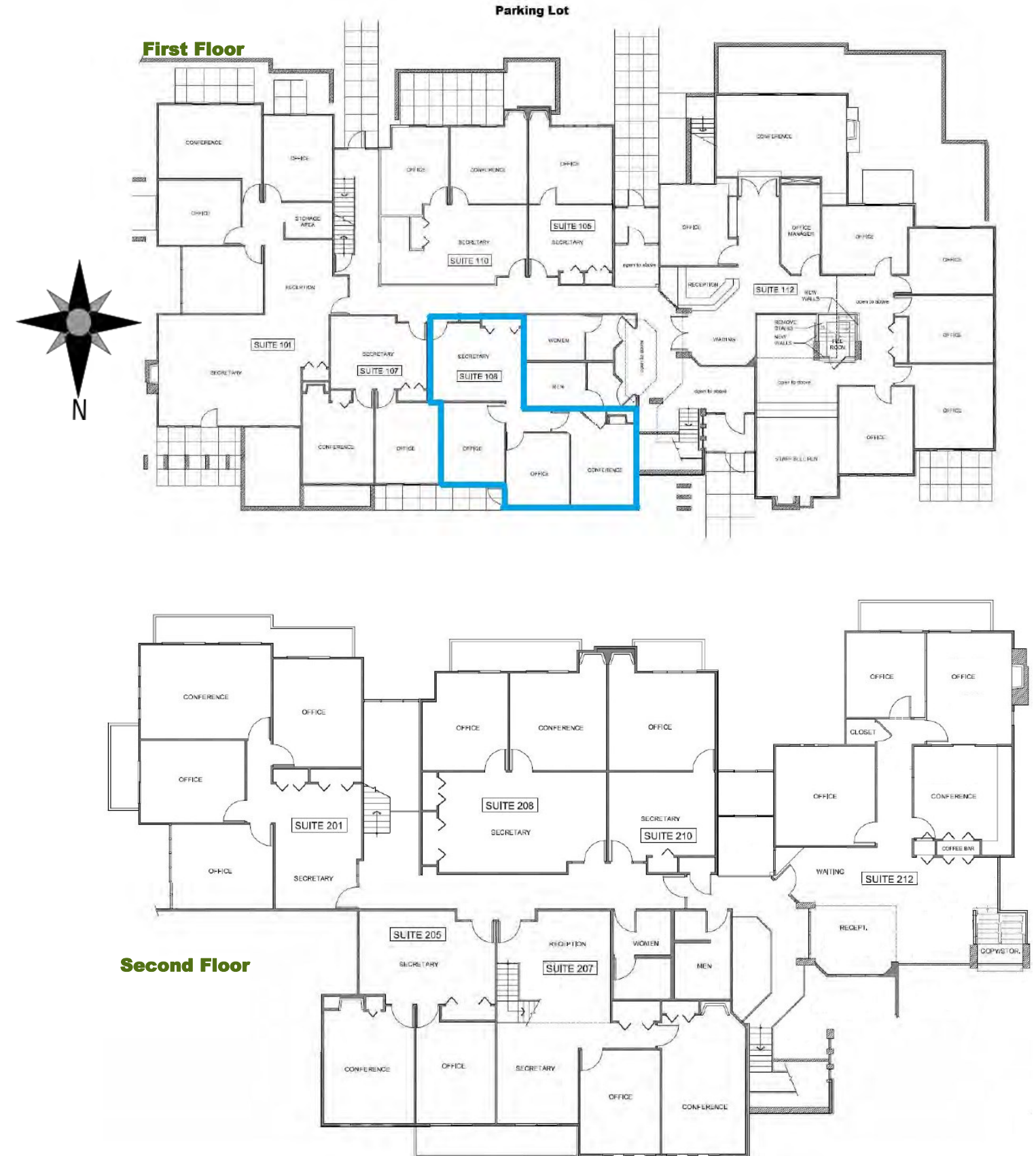
Property Highlights

- West Mulberry Street frontage across from the Lincoln Center
- Walking distance to restaurants, Justice Center, downtown shopping and CSU's Main Campus
- Professional setting with great amenities and ample parking
- Features include fireplaces, skylights, and patios for each suite



Demographics	(ESRI 2012)		
	1 Mile	3 Miles	5 Miles
Population	18,927	88,967	144,418
Average Household Income	\$49,007	\$59,788	\$70,195

Floor Plans



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