

2850 MCCLELLAND DRIVE FORT COLLINS, CO 80525

Visit Our Website 

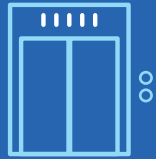




Conveniently Located Near the Newly Renovated Foothills Mall with Access to the Mason Corridor Max Transit System



Building Features



Elevator



Ample Parking



Shared
Conference Room



A Variety of
Floor Plans



Competitive
Lease Rates



In-Suite
Janitorial



Upgraded
Landscaping



Upgraded
Signage



Upgraded
Common Areas
& Restrooms



Energy Star
Certified



Building
Security System



100%
Intelligent LED
Lighting



High Speed
Internet to the
Building*

*Comcast, CenturyLink, and Connexion Fiber

Current Availability

Suite	Floor	RSF	Rate	Lease	NNN's	Date Available
1000	1	4,090	\$15.00/SF	NNN	\$11.26/SF	Now
1100	1	1,271	\$15.00/SF	NNN	\$11.26/SF	Now
1000 + 1100	1	5,361	\$15.00/SF	NNN	\$11.26/SF	Now
1600	1	1,039	\$15.00/SF	NNN	\$11.26/SF	Now
2300	2	903	\$15.00/SF	NNN	\$11.26/SF	Now

Minimum 3 year term. NNN based on 2026 estimate includes utilities and in-suite janitorial once per week.

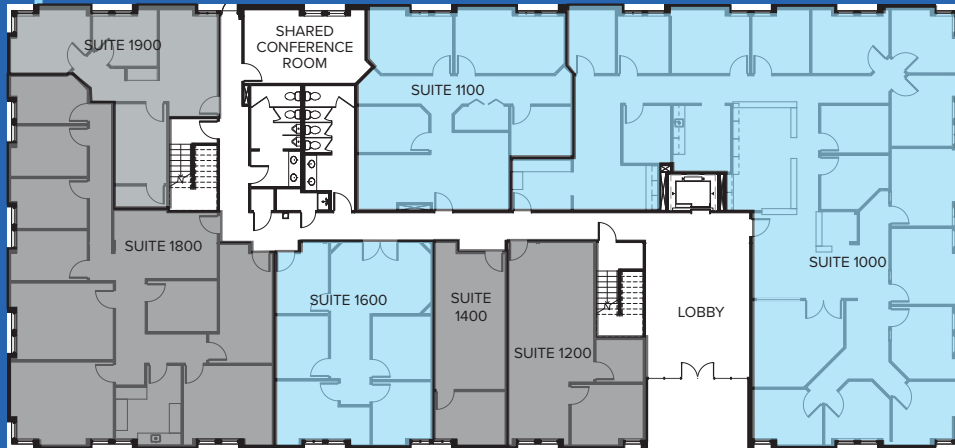


Find the Way to Your Space with the Help of Colorado-Themed Artwork Lining the Halls of Each Floor

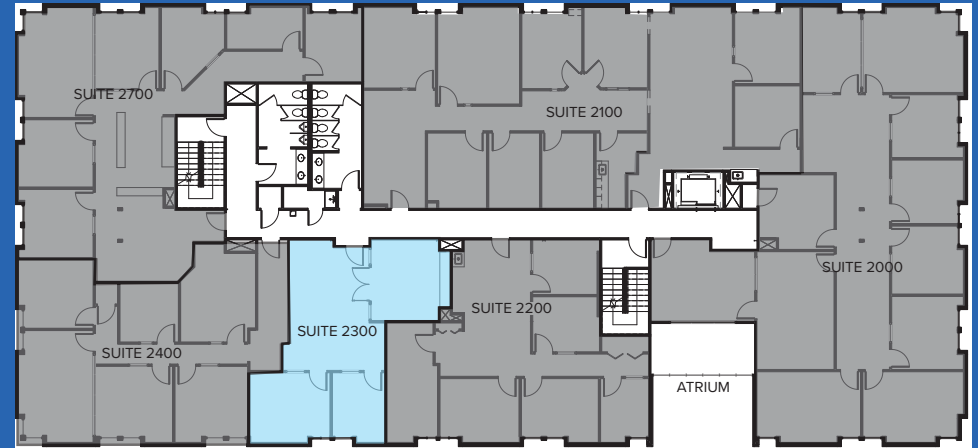


Floor Plans

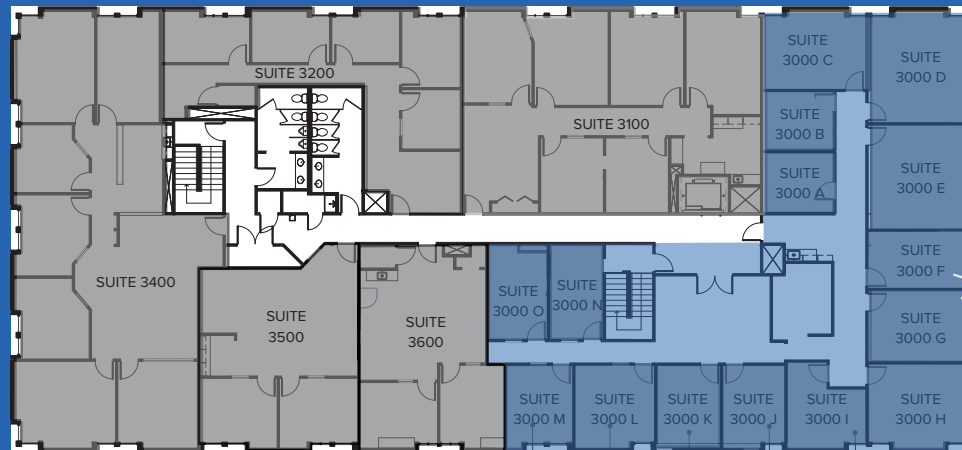
1st Floor



2nd Floor



3rd Floor



[Click to view Executive Suite Availability on our Website](#)

Available Leased Common Area



Move-in Ready Suites available.
Most Include:

New Carpet



New Paint



New Cabinets



Representative Photos



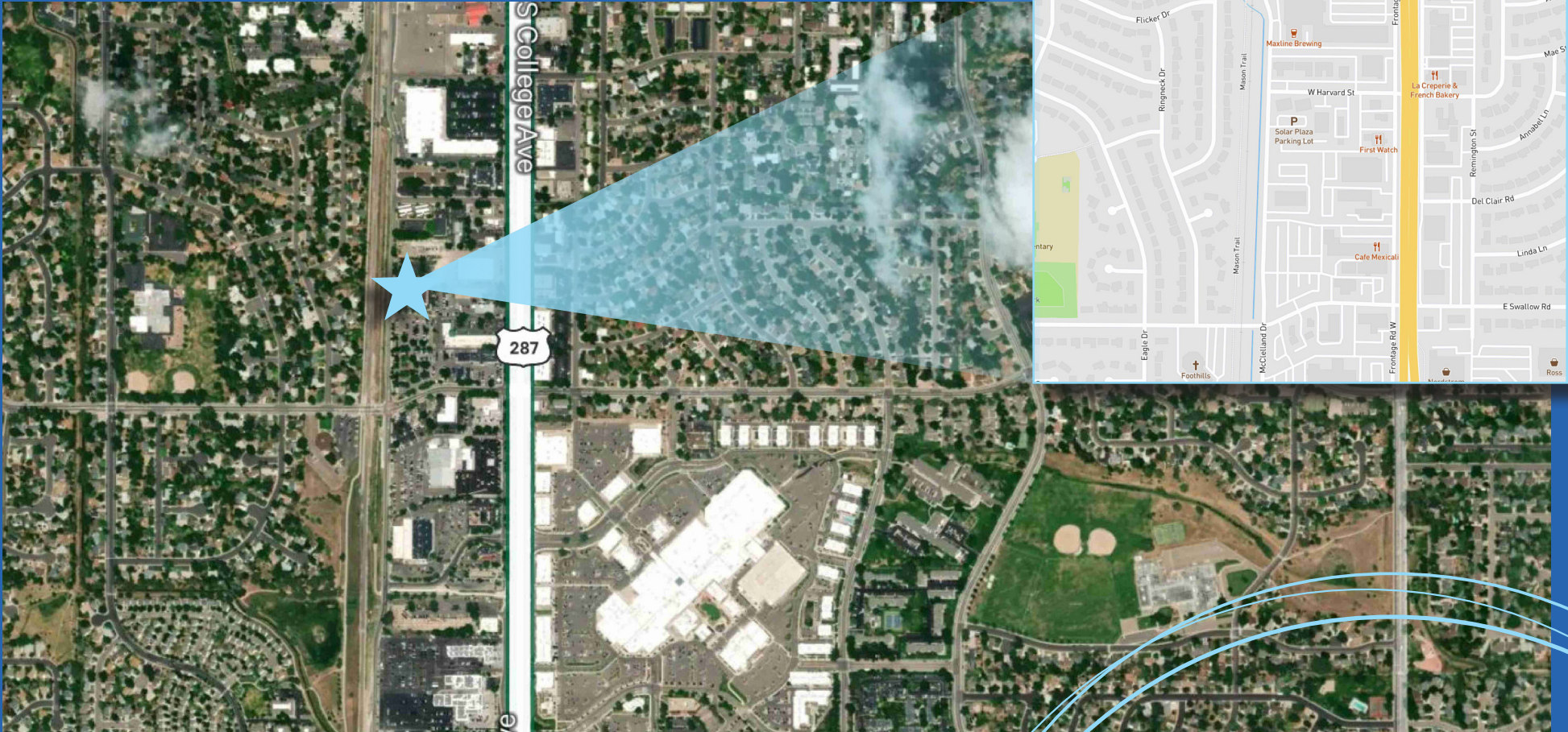
Representative Photos



Shared Conference Room

- Shared conference room for the building
- Conference table and chairs
- TV with video conferencing camera
- New paint
- Booked via software





Contact Us

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