

OFFICE SUITE | FOR LEASE FOR \$11.55/SF (NNN)



724 WHALERS WAY,  
BUILDING I, SUITE 200-B  
FORT COLLINS, CO 80525

FOR LEASE

- Second Floor Office Suite
- Common Area Restrooms
- Close Proximity to Harmony Road

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 05.28.2026

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## LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$3,000.00 plus proportionate utilities
<b>Rentable SF:</b>	1,846 SF
<b>Base Rent:</b>	\$11.55/SF Annually
<b>NNN Expenses:</b>	\$7.95/SF Annually
<b>Building Class:</b>	C
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

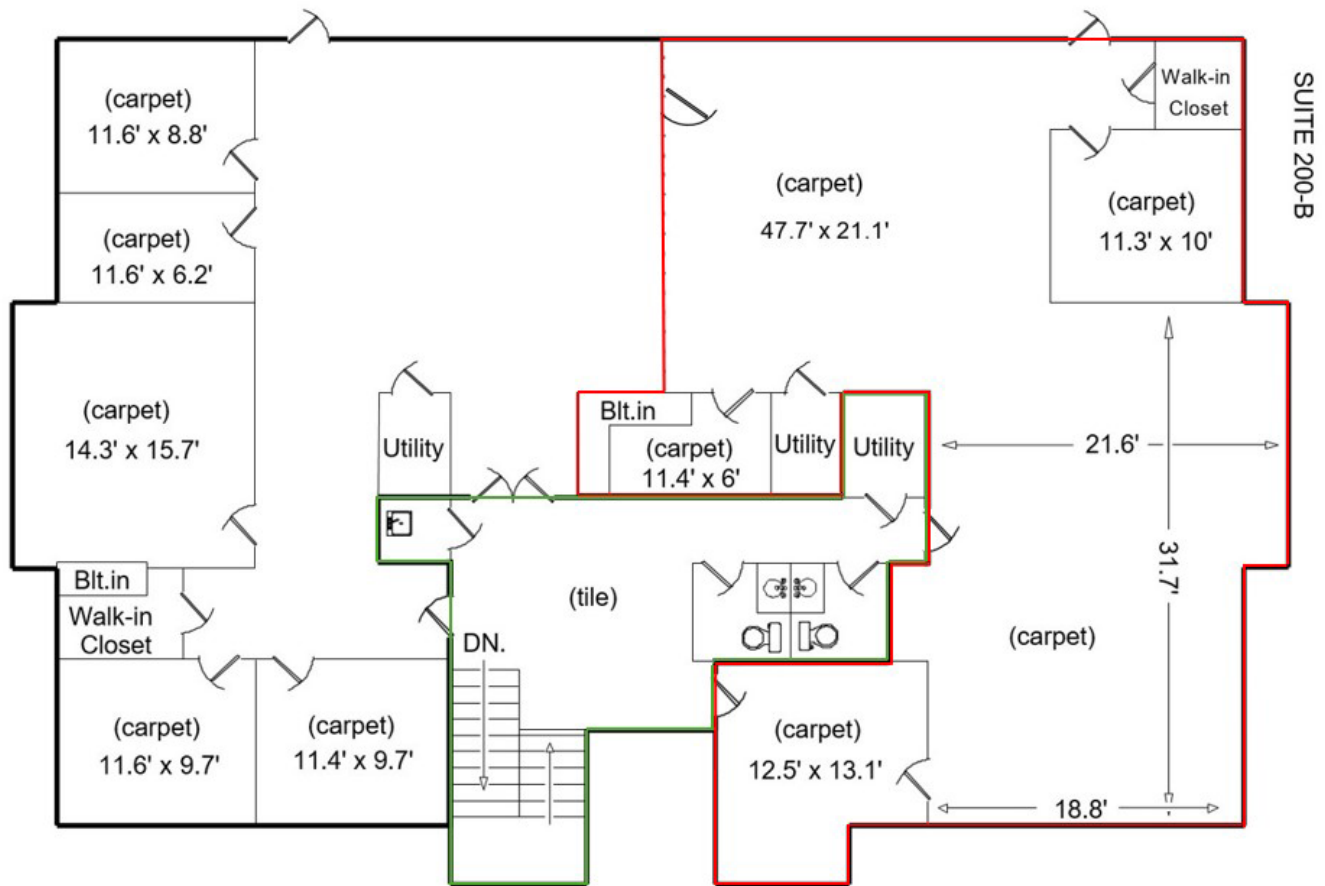
**Property:** Fort Collins office suite available for lease. This second story office suite boasts 1,846 SF with two common area restrooms, a large open work area, a private office, a storage room, utility closet, and copy room. Total monthly rent for Suite 200-B is \$3,000.00, plus utilities (gas, electric, phone, internet, and internal janitorial) on a triple net lease agreement.

**Location:** Located off of East Boardwalk Drive, just north of East Harmony Road.



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- Suite 200-B
- Common Area



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