



MEDICAL AND PROFESSIONAL OFFICE, ADJACENT TO CSU

313 W Drake Rd

Fort Collins, CO 80526

\$18.00 NNN

ASKING RATE, PER SF PER YEAR

4,540 SF

AVAILABLE,
CONTIGUOUS

Two

SUITES, MAIN FLOOR

~\$13.00

EST. EXPENSES, PSF

6.5:1,000

PARKING RATIO

SUITE A

2,561 SF

Base rent, monthly **\$3,842**

Est. expenses, monthly **\$2,774**

Condition **Existing medical buildout**

Frontage **Drake Road**

Available **Immediately**

SUITE B

1,979 SF

Base rent, monthly **\$2,969**

Est. expenses, monthly **\$2,144**

Condition **Existing medical buildout**

Frontage **Drake Road**

Available **Immediately**

12,209 SF building, two floors

Elevator served

Remodeled 2014

Monument and building signage

Minutes from Old Town

Jack Rohr

jrohr@resoluteinv.com · 303-842-1869

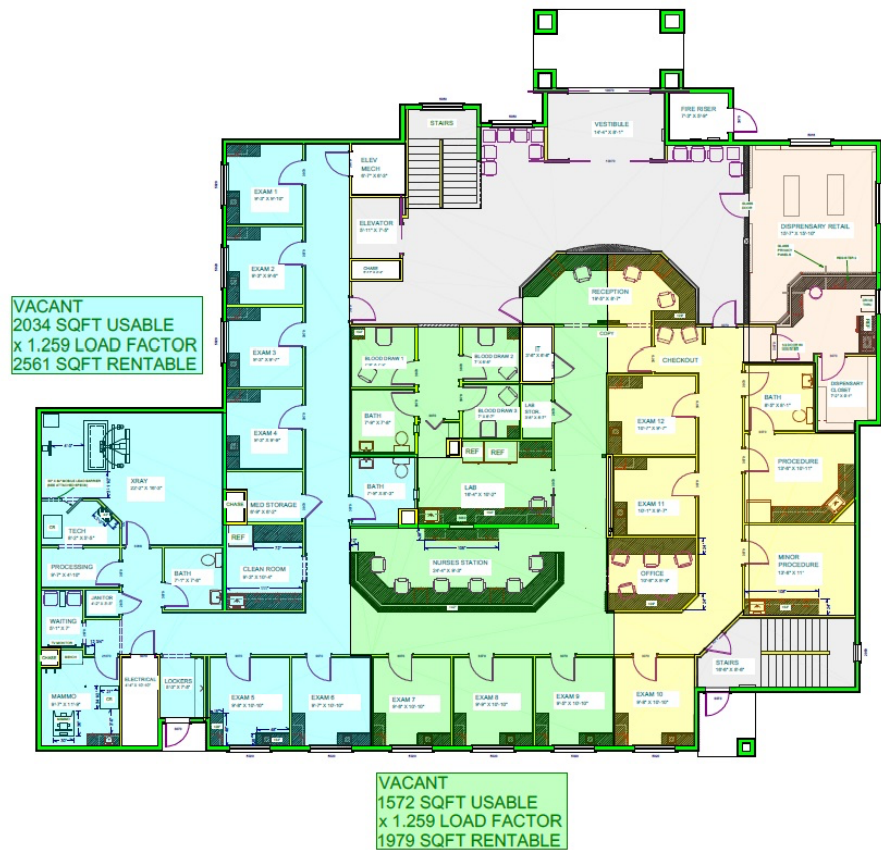
Dustin West

dwest@resoluteinv.com · 727-434-4711

Resolute Real Estate · EC.100106781
7374 South Alton Way, Suite 203, Centennial, CO 80112
www.resoluteinv.com

Two main floor suites, side by side

Main floor, 6,915 SF



AVAILABILITY

SUITE	RENTABLE SF	RATE NNN
Suite A	2,561	\$18.00
Suite B	1,979	\$18.00

Contiguous 4,540

SPACE NOTES

- Lease one suite or both
- Shared elevator lobby and restrooms
- Exam rooms, offices and reception in place

LEASE TERMS

Structure	Triple net
Est. expenses	\$13.00 PSF
Term	Three years or longer
Tenant improvements	Negotiable



Suite SF is rentable at the 1.259 load factor shown on the plan. Operating expenses of roughly \$13.00 per SF are an estimate of taxes, insurance and common area maintenance, reconciled annually and not a cap. Monthly figures are rounded. Plan shows existing demising, not to scale. Verify all dimensions and rentable areas independently.