

Westbridge Medical Suites

1107 SOUTH LEMAY AVENUE
FORT COLLINS, CO 80524



8,392 SF
Available

Suite
200

Sublease term
through 9/30/2031

Rate \$20 SF Full
Service Gross



High-quality, purpose-built space for a variety of medical practices, clinics, and specialist providers,

Delivering convenient access to patients and physicians alike, the facility combines professional, efficient design with a focus on personalized care — helping healthcare teams deliver exceptional patient experiences in a central Northern Colorado location.

BUILDING FEATURES & AMENITIES

- Former Primary Care Suite: 13 exam rooms, 6 private offices, large reception waiting room, radiology room, 2 treatment rooms.
- Proximity to UCHealth Poudre Valley Hospital, Central location in Fort Collins primary healthcare hub
- Nearby retail, pharmacy and dining for patients.
- Class A medical construction with modern exterior architecture.

Joseph Rassenfoss

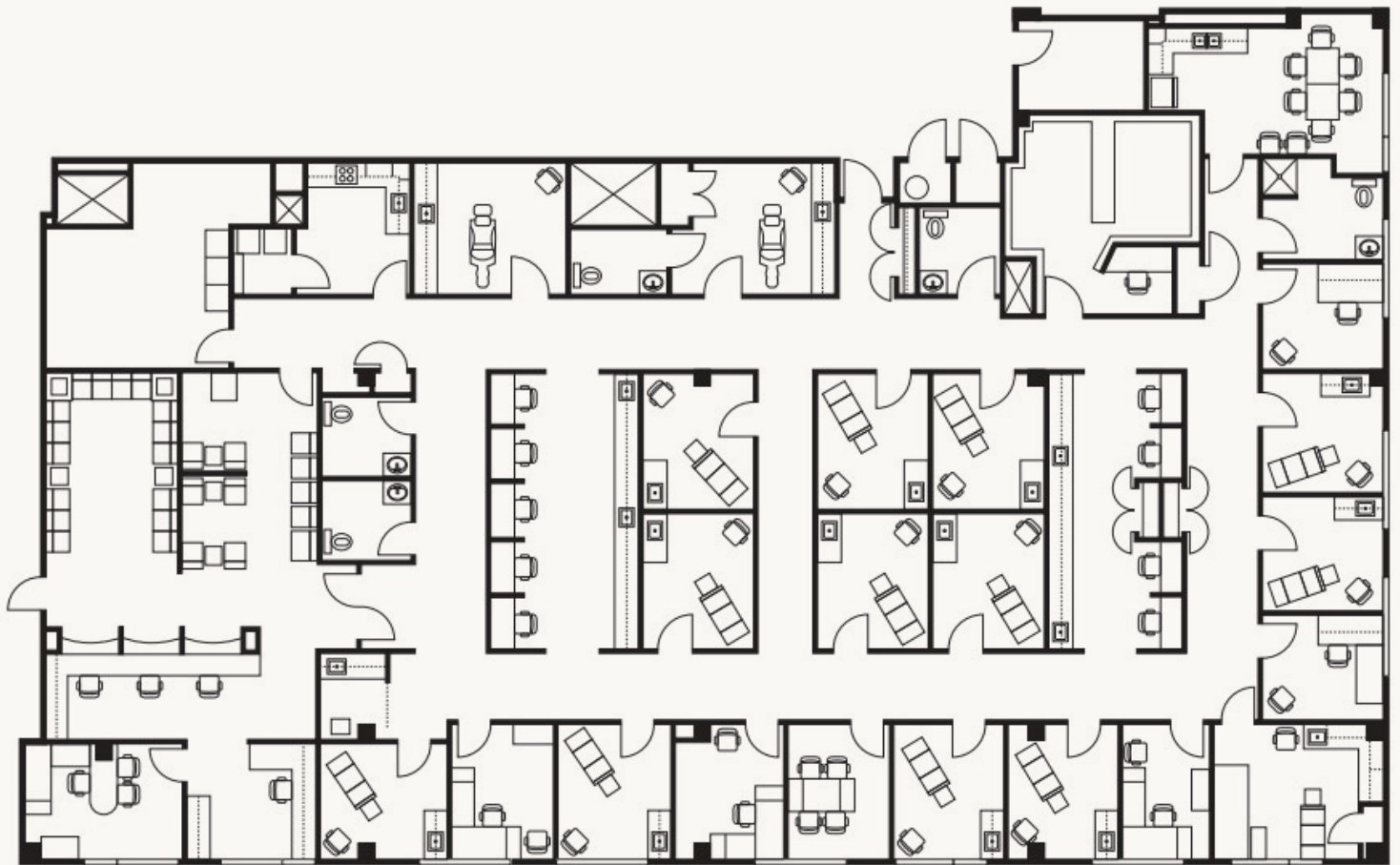
LIC: FA.100108806
Associate, Tenant Advisory
(303) 407-1474
Joseph.Rassenfoss@transwestern.com



Joseph Rassenfoss

LIC: FA.100108806
Associate, Tenant Advisory
(303) 407-1474
Joseph.Rassenfoss@transwestern.com





Joseph Rassenfoss

LIC: FA.100108806

Associate, Tenant Advisory

(303) 407-1474

Joseph.Rassenfoss@transwestern.com