

## FOR LEASE

4745 BOARDWALK DR., BLDG. D, STE. 103, 104 & 200  
Fort Collins, CO 80525



## CENTRALLY LOCATED PROFESSIONAL OFFICE SUITES

PROPERTY TYPE: **OFFICE**

AVAILABLE: **1,270 - 7,674 RSF**

LEASE RATE: **\$17.50/RSF NNN**

EST. NNN EXPENSES: **\$14.47/RSF**

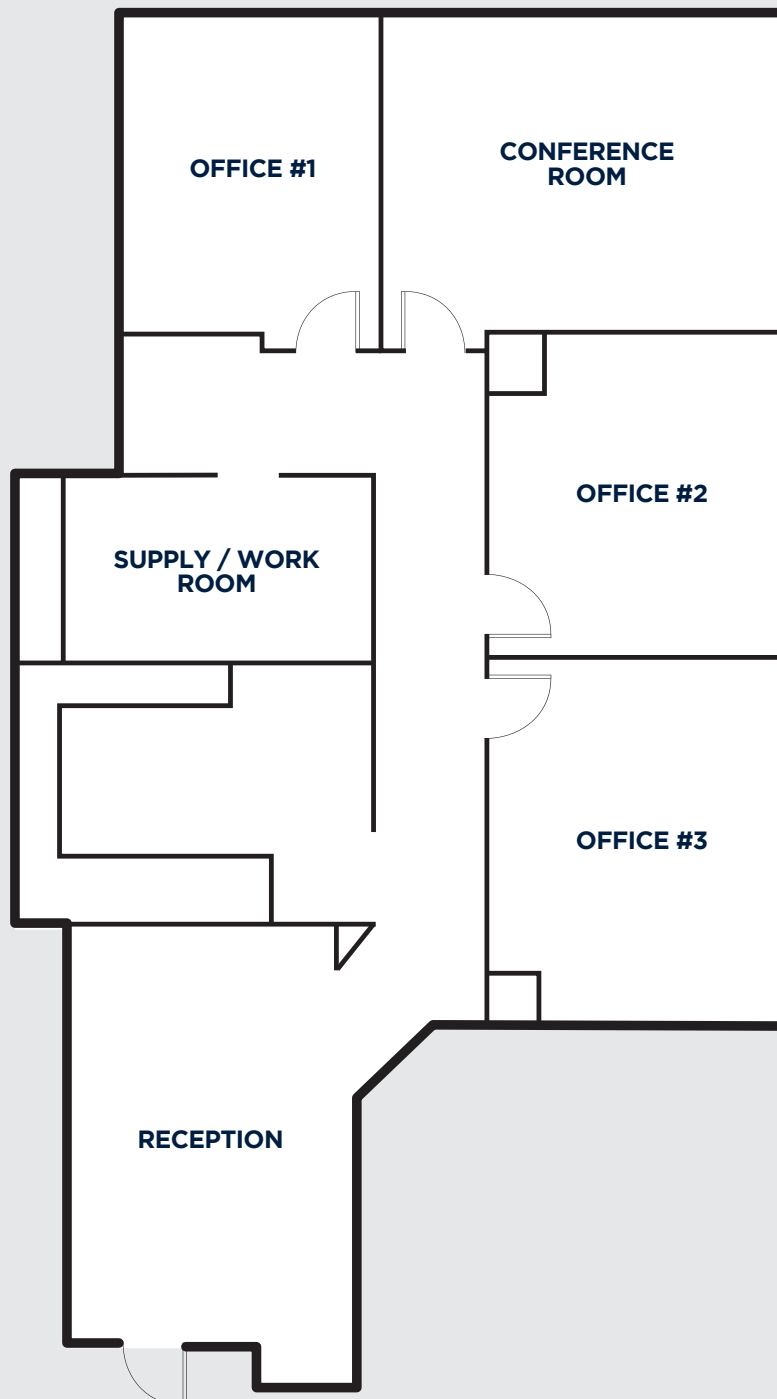
### FEATURES:

- Suite 103: 1,270 RSF first floor corner suite with nice finishes and a view of the mountains. Available October 2026
- Suite 104: 1,334 RSF first floor corner suite with offices along the window line. Available within 60 days
- Suite 200: 5,070 RSF full floor suite with multiple offices along the window line, open work spaces and private patio (suite can be demised)
- Excellent south Fort Collins location with easy access to the Harmony Corridor, I-25 and HWY 287
- Ample on-site parking

## SUITE 103 FEATURES:

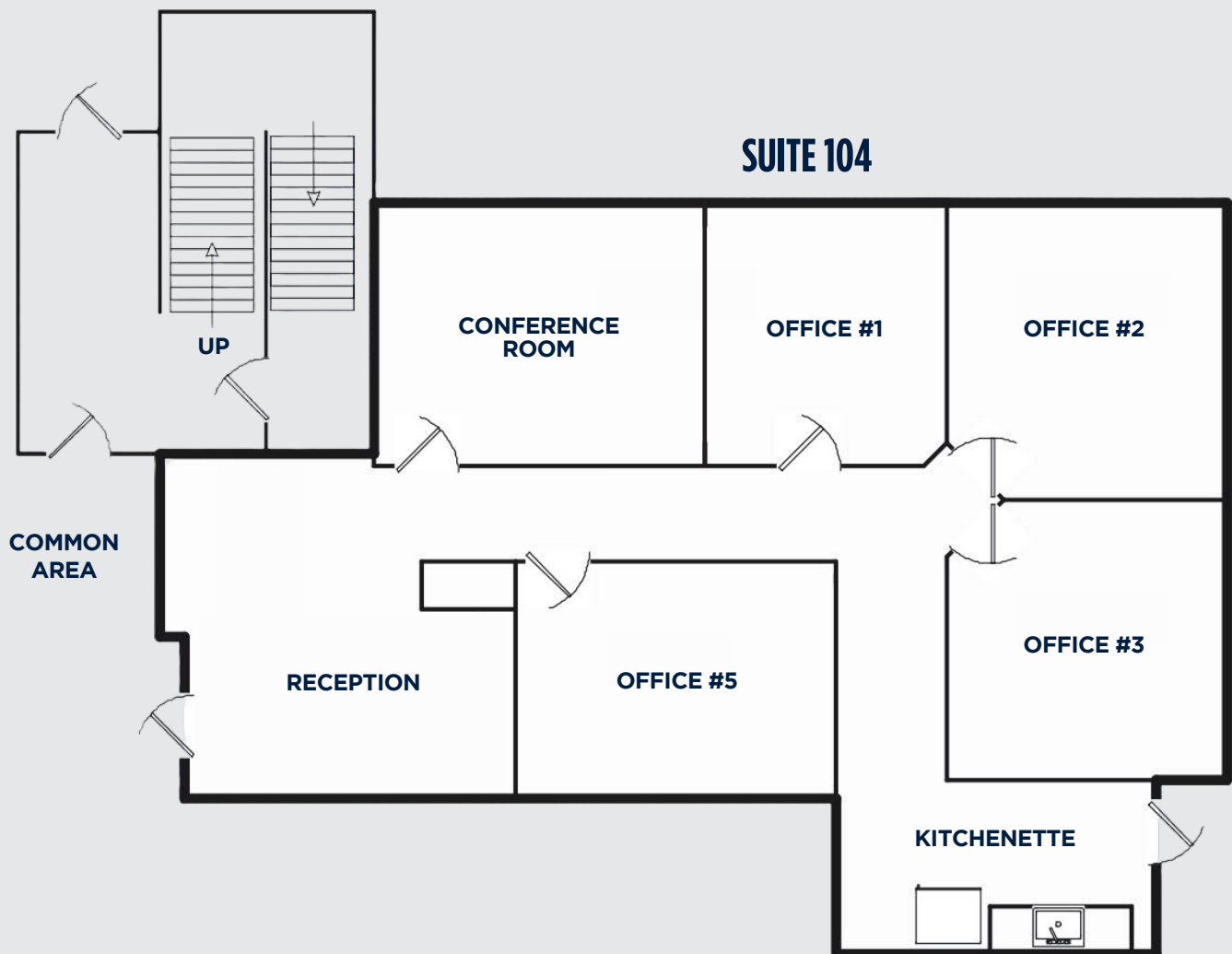
- Three private offices along the window line
- Conference room
- Reception area with built-in desk and storage cabinets
- Corner suite with mountain views
- Available October 2026

## SUITE 103



## SUITE 104 FEATURES:

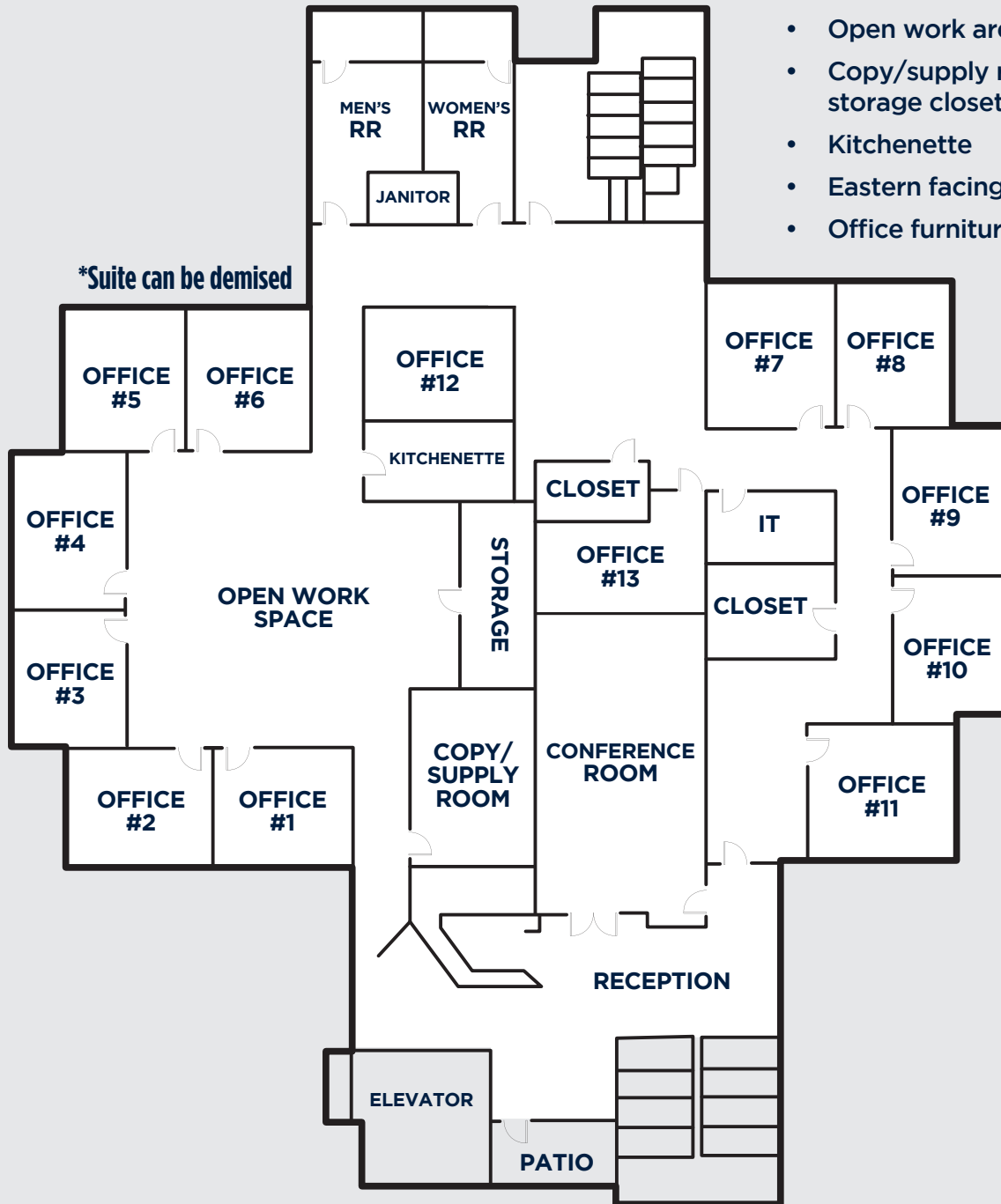
- Four private offices
- Conference room
- Reception area
- Kitchenette with dishwasher
- Corner suite with mountain views
- Available within 60 days



## SUITE 200 FEATURES:

- 13 private offices; 11 offices along the window line, plus two interior offices
- Large conference room
- Reception area
- Open work area
- Copy/supply room, plus additional storage closets
- Kitchenette
- Eastern facing private patio
- Office furniture included

## SUITE 200



### Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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