

3350

EASTBROOK DRIVE

FORT COLLINS, CO 80525

3350

For Lease
1,217–6,182 SF



**CUSHMAN &
WAKEFIELD**



// PROPERTY OVERVIEW

Newly remodeled, first class office space in desirable Southeast Fort Collins. Availability ranges from 1,217 SF to 6,182 SF. Potential to add overhead door to Suite 120. Tenant finish negotiable. Ideally suited for medical or professional office users.

BUILDING SIZE

18,748 SF

AVAILABLE SPACE

1,217-6,182 SF

AVAILABLE DATE

NOW

YEAR BUILT / REMODELED

1984 / 2025

LEASE RATE

\$18-\$19/SF NNN

ESTIMATED NNNs

\$9.82/SF

AVAILABILITIES

FIRST FLOOR

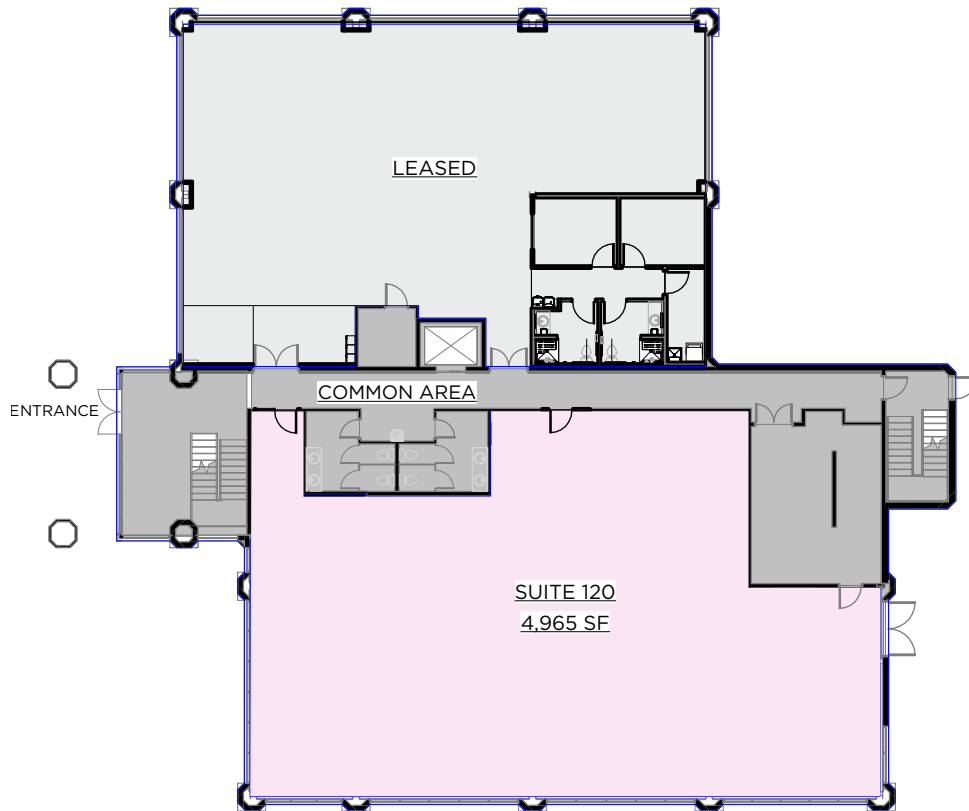
SUITE 120	4,965 SF
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SECOND FLOOR

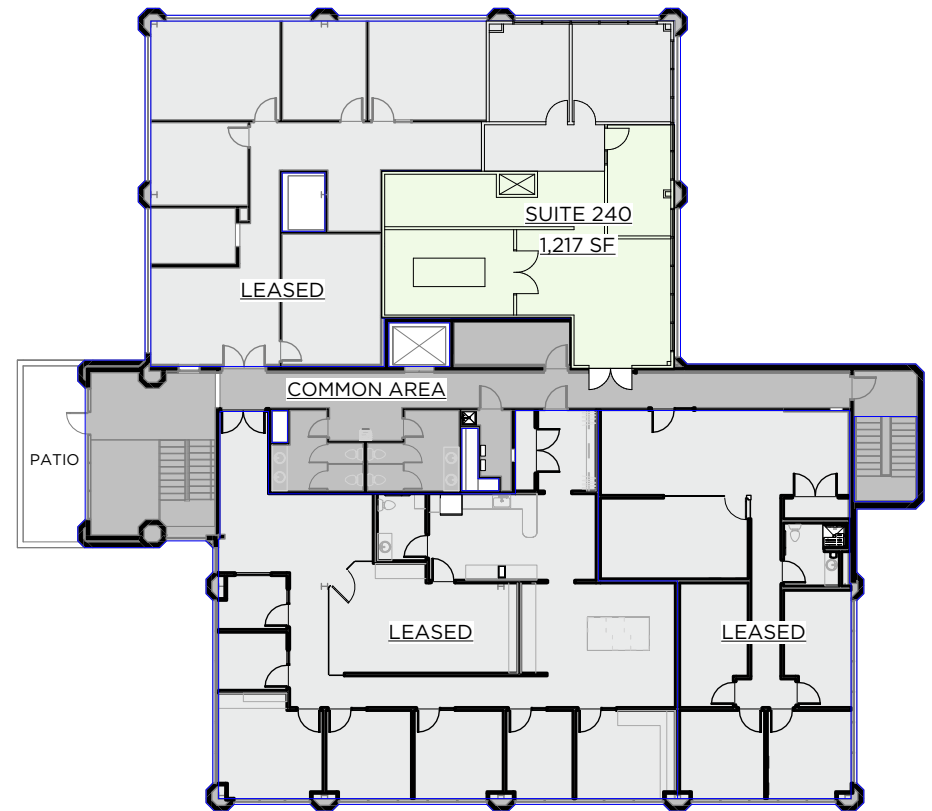
SUITE 240	1,217 SF
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// FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





CONTACT

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