

OFFICE CONDO FOR SALE OR LEASE
RIVERBEND TRAIL

2121 MIDPOINT DRIVE

UNITS 201 & 202

FORT COLLINS, COLORADO 80525



3,400-6,800 SF AVAILABLE
LEASE RATE: \$18.00/SF NNN (NNN: \$11.82/SF)
SALE PRICE: \$220/SF

2121 MIDPOINT DRIVE / PROPERTY OVERVIEW

UNITS 201 & 202

Two contiguous office condos for lease or for sale at the Riverbend Trail office complex. Units 201 and 202 encompass the entire 2nd floor of this property, and offer a variety of configuration opportunities. The suites are elevator-served and each one has signage allowed on the building and monument sign facing Timberline Road. These spaces offer terrific access via Timberline Road, perhaps the fastest way to traverse Fort Collins north/south, as well as to I-25 less than 2 miles to the east. The suites can be leased/purchased individually or together.

Inside the suites there is a mix of private office, conference, break room and shared restroom spaces. The interior offices can easily be reconfigured or removed to provide an open bullpen work area. If the suites are configured for 2 separate users there is the opportunity to create shared space encompassing the conference, break room and restrooms, so those facilities do not have to be inefficiently duplicated.

These space will be available to occupy January 1, 2026, though a purchase sooner than that would include the current lease providing cash flow throughout 2025.

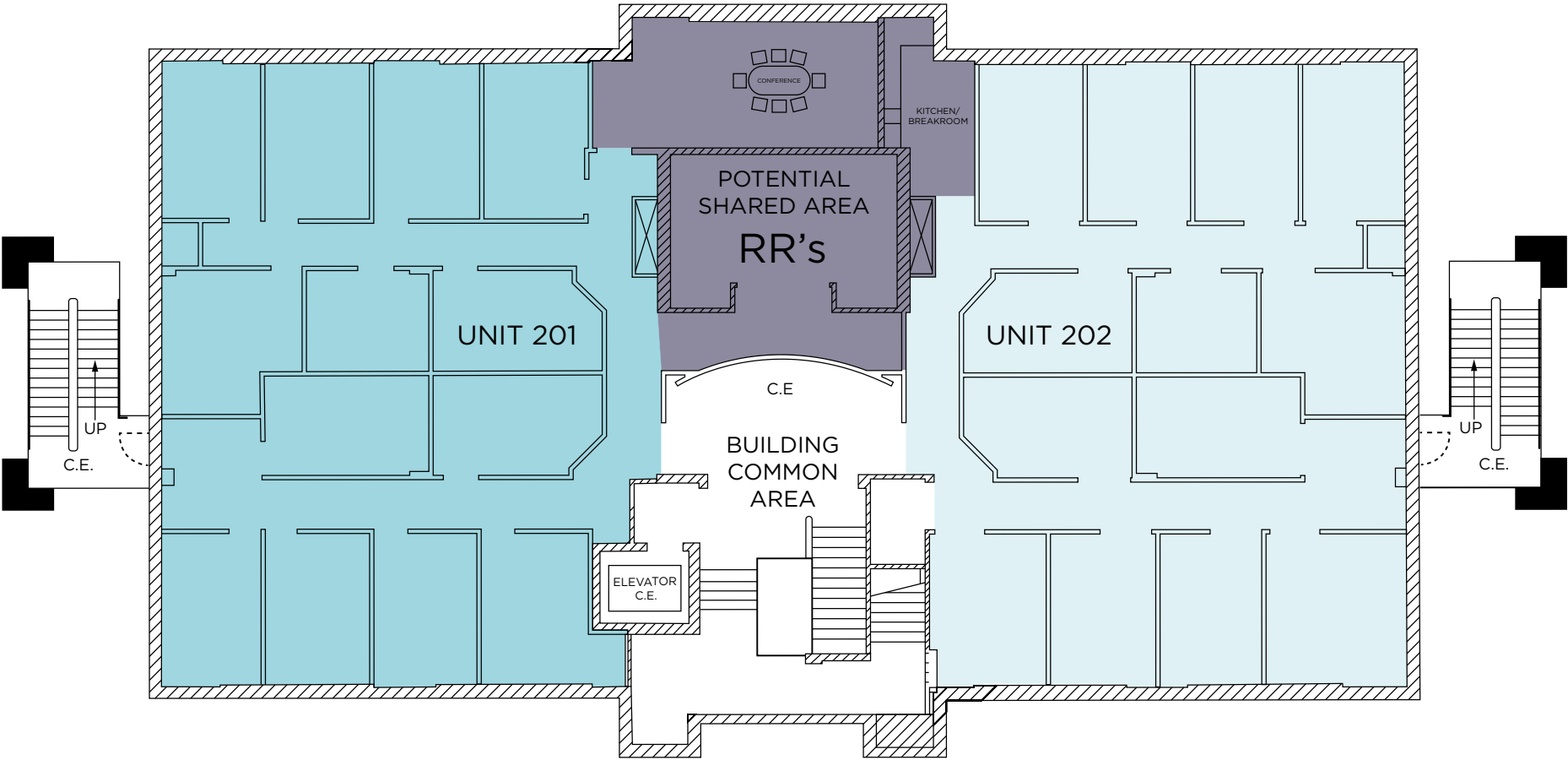
PROPERTY FEATURES

Unit 201	3,400 RSF
Unit 202	3,400 RSF
Combined	6,800 RSF
No. Stories	Three (3)
Year Built	2006
Construction Type	Masonry
Roof	Replaced in 2021
HVAC	2 RTUs serving 2nd Floor (Replaced in 2021)
Zoning	E - Employment District
Parking	45 Spaces (non-exclusive) 2.80 : 1,000 SF
Elevator	Yes



2121 MIDPOINT DRIVE / FLOOR PLAN

UNITS 201 & 202





CONTACT

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