



RIVERBEND TRAIL OFFICES

OFFICE SUITE AVAILABLE FOR SUBLEASE

2121 MIDPOINT DRIVE, 101A
FORT COLLINS, CO 80525



PROPERTY HIGHLIGHTS

2121 MIDPOINT DRIVE, 101A | RIVERBEND TRAIL OFFICES

Located on the Timberline Road business corridor at the intersection with E Prospect Road, 2121 Midpoint Drive offers exceptional accessibility to I-25 and all areas of Fort Collins. This prime office building is situated near major employers in Spring Creek Business Park and just minutes from Old Town Fort Collins, the University of Colorado Health campus, and Colorado State University, home to over 30,000 students.

- Features high-end finishes throughout an open office layout, complete with a conference room, welcoming lobby, and wet bar.
- Prime location with seamless access to I-25 and all of Fort Collins.
- Close to popular amenities at Jessup Farm and Old Town Fort Collins.
- Excellent visibility with over 32,000 vehicles passing daily on East Prospect Road.
- Prominent building signage available for enhanced exposure.

Lease Rate:	\$18.50/SF NNN
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NNNs:	\$11.70/SF
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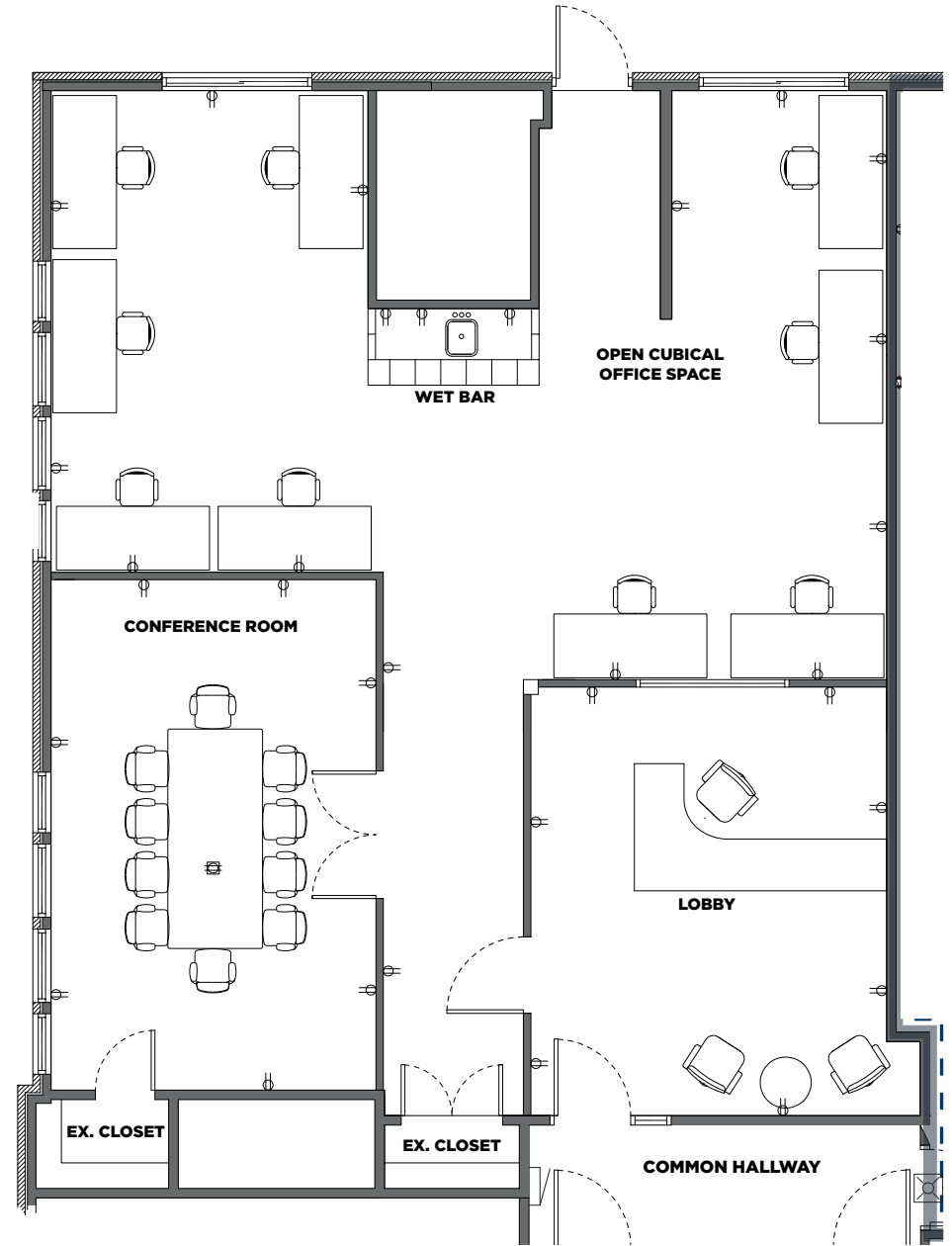
Sublease Expiration:	October, 2025
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Available Size:	1,660 SF
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Space:	Reception Area Conference Room & Open Office
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Parking:	45 Surface Spaces
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Year Built:	2006
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1,660 TOTAL SQUARE FEET
FLOOR PLAN



CONTACT INFORMATION

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