

# 425 W Mulberry Street

Fort Collins, Colorado 80521



**OFFICE SPACES FOR LEASE**





# Overview

## 425 W Mulberry Street

Professional office spaces available  
in Old Town Fort Collins.



Ample Parking



Conveniently Located



Efficient Floorplan



Mulberry Street Frontage

### Availability

Suite	SF	Lease Rate	Available
Suite 101	2,004 SF Four offices, conference room, open area, reception area, and storage area	\$15.00/SF NNN	Now
Suite 105	503 SF Two offices and reception area	\$16.00/SF NNN	Now
Suite 110	860 SF One office and reception area	\$16.00/SF NNN	Now

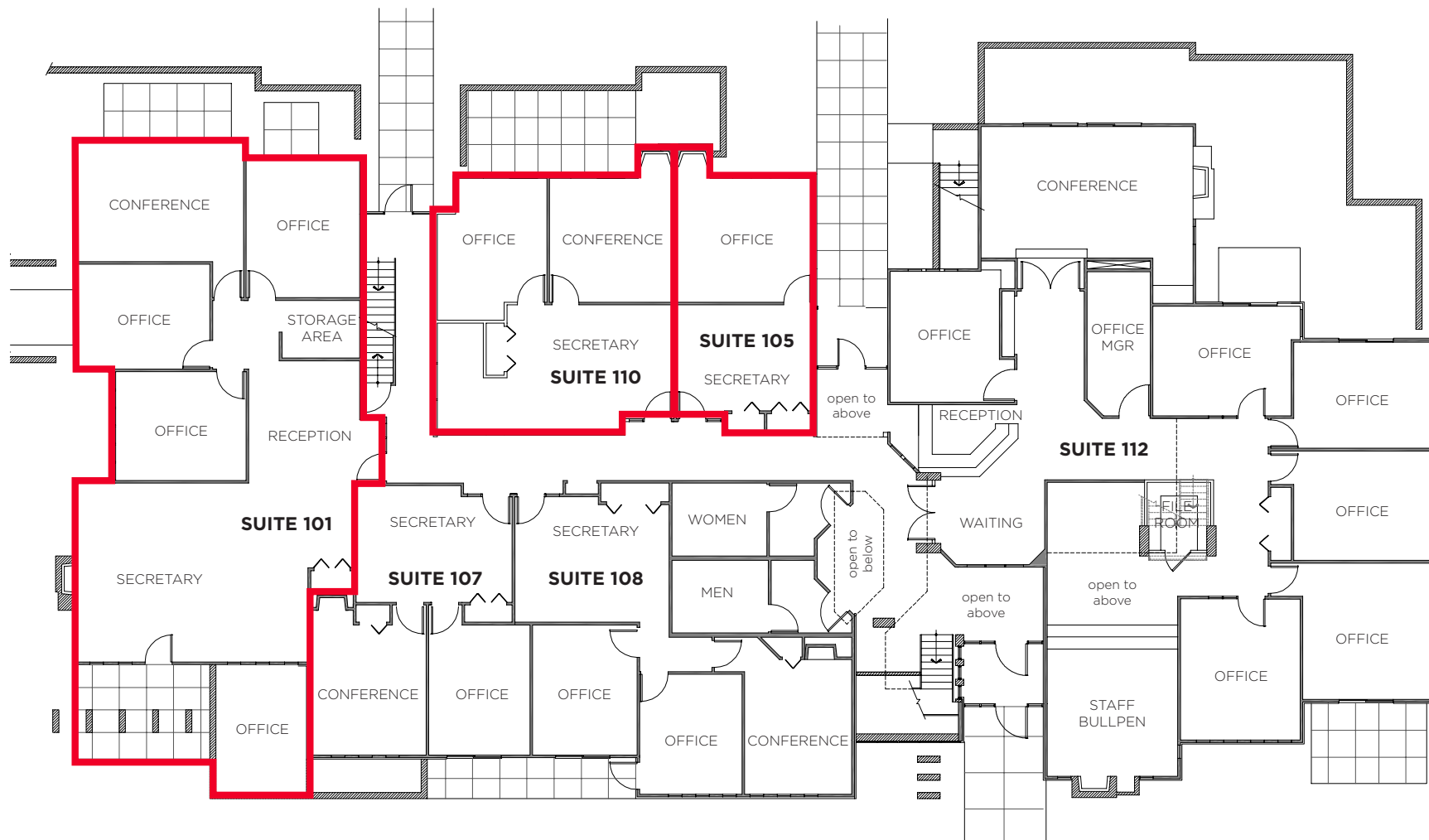
\* NNNs: \$12.58/SF (includes all utilities, common area janitorial, and storage locker in basement level)



# Floor Plan

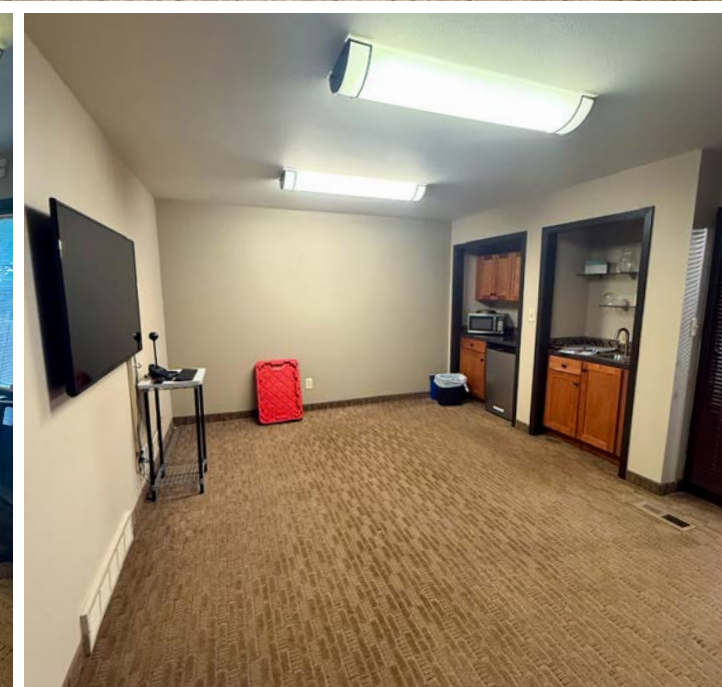
**Suite 101, 105, 110 | 503 SF – 2,004 SF**

**Lease Rate: \$15.00-\$16.00/SF NNN (NNN: \$12.58/SF) | Available Now**





# Photos | Suite 105





# Photos | Suite 110







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