

AVAILABLE FOR SALE OR LEASE
RETAIL / OFFICE

OCCUPY ONE UNIT | COLLECT RENT FROM THE OTHER

3600 MITCHELL DRIVE
FORT COLLINS, CO 80525



**2,965 - 5,358 SF RETAIL / OFFICE SPACE
AVAILABLE FOR SALE OR LEASE**



// PROPERTY FEATURES

UNITS	SF	TENANT	LEASE EXPIRES
Unit 40C	2,393 SF	Hearth House	3/31/2031
Unit 50C	2,965 SF	VACANT	-

SALE PRICE:	\$1,675,000 (UNIT 40C & 50C)
UNIT 40C NOI:	\$49,295.00 (2026)
UNIT 50C LEASE RATE:	\$20.00/SF NNN
ESTIMATED NNN's:	\$14.18/SF

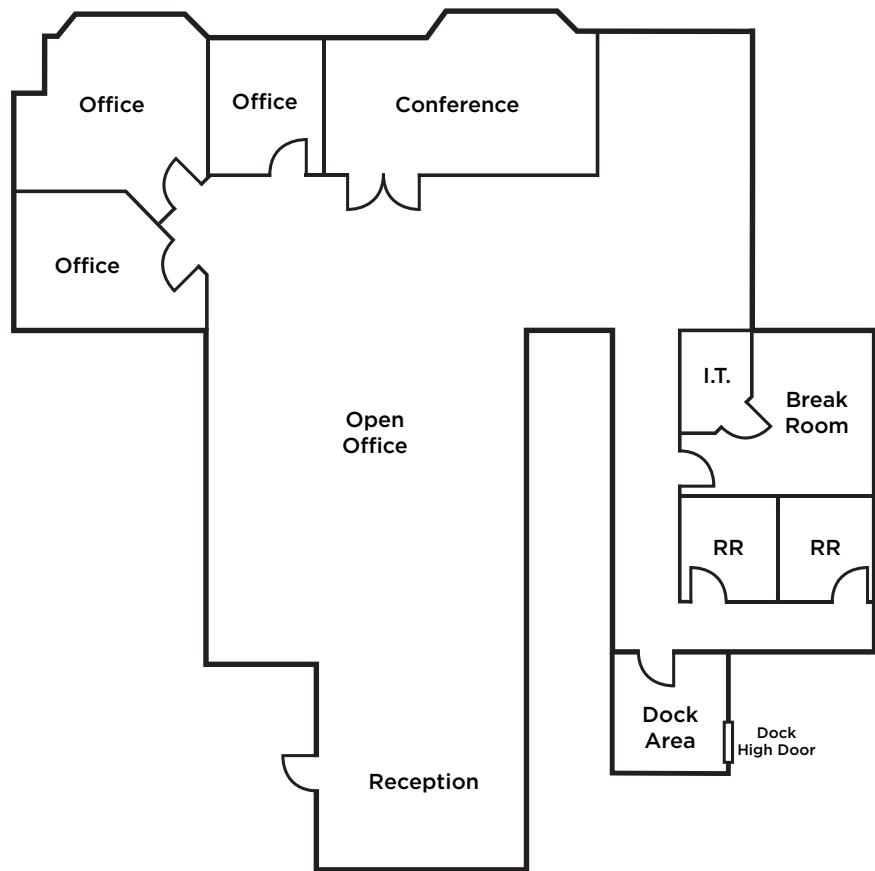
- Ideal owner-user configuration with existing income in place
- Stabilized tenant (Hearth House) with long-term lease through 3/31/2031
- Vacant 2,965 SF (Unit 50C) for immediate occupancy
- Ability to occupy one unit while generating income from the other
- Flexible retail/office layout with dock-high door, offices, conference, open area, breakroom, and IT room (Unit 50C floorplan supports multiple uses)
- Strong visibility and access from E. Horsetooth Rd. / Mitchell Dr. / JFK Pkwy. corridor



//INTERIOR UNIT 50C



// FLOOR PLAN UNIT 50C



// LOCATION MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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