



LEASE RATE: \$19.00/SF NNN | ESTIMATED NNN: \$11.53/SF

UNIT 203

4532

MCMURRY AVENUE

FORT COLLINS, COLORADO 80525

Professional Office Suite for Lease | Harmony Road Visibility

Secure a strategic business address with this 762 SF second-floor office suite, featuring direct visibility to Harmony Road. The layout is efficiently configured into three private offices, making it a great space for professional services, consultants, or administrative use. Situated in a well-managed building with abundant on-site parking, the property offers seamless accessibility. Its location is adjacent to a major shopping center, ensuring a high-activity environment with immediate access to local amenities and retail services.

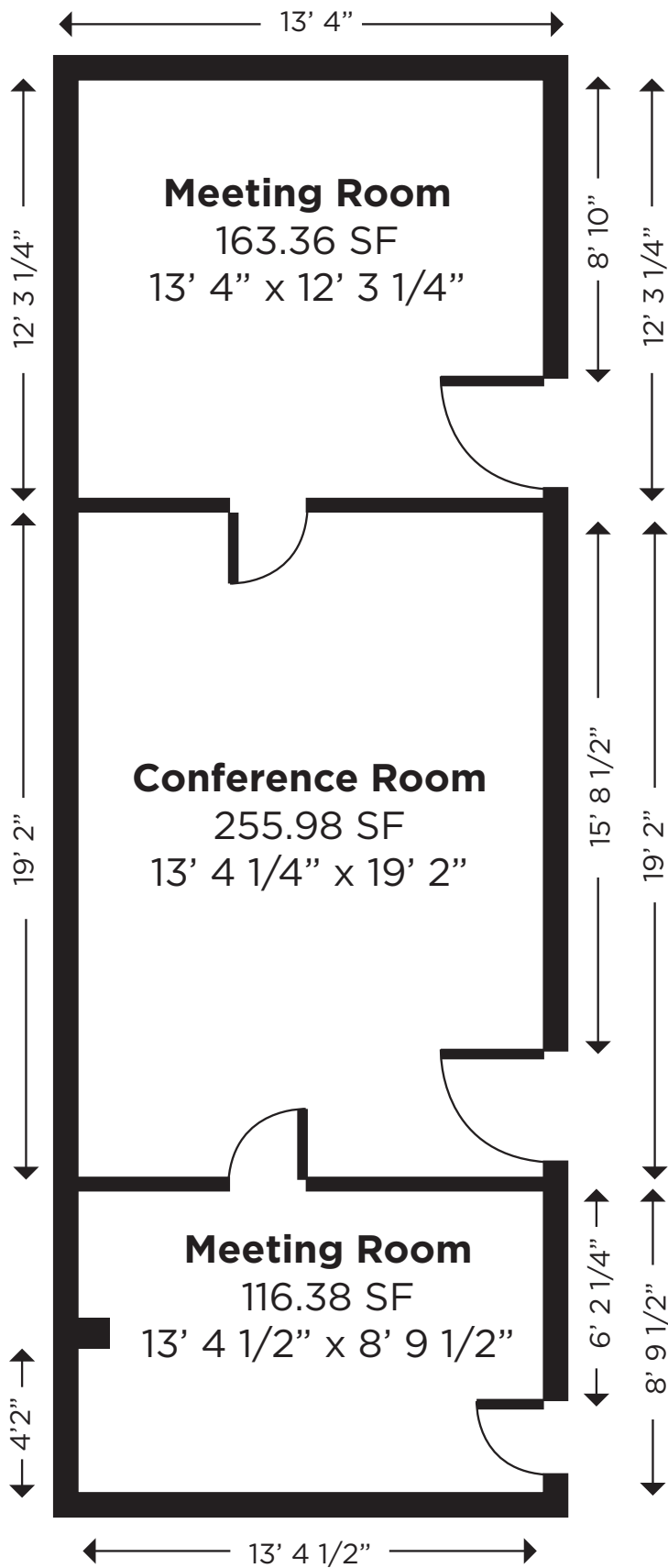
PROPERTY HIGHLIGHTS

- Harmony Road Visibility
- Monument Signage Available
- Ample Parking
- Proximity to High Volume Retail Dining Spots

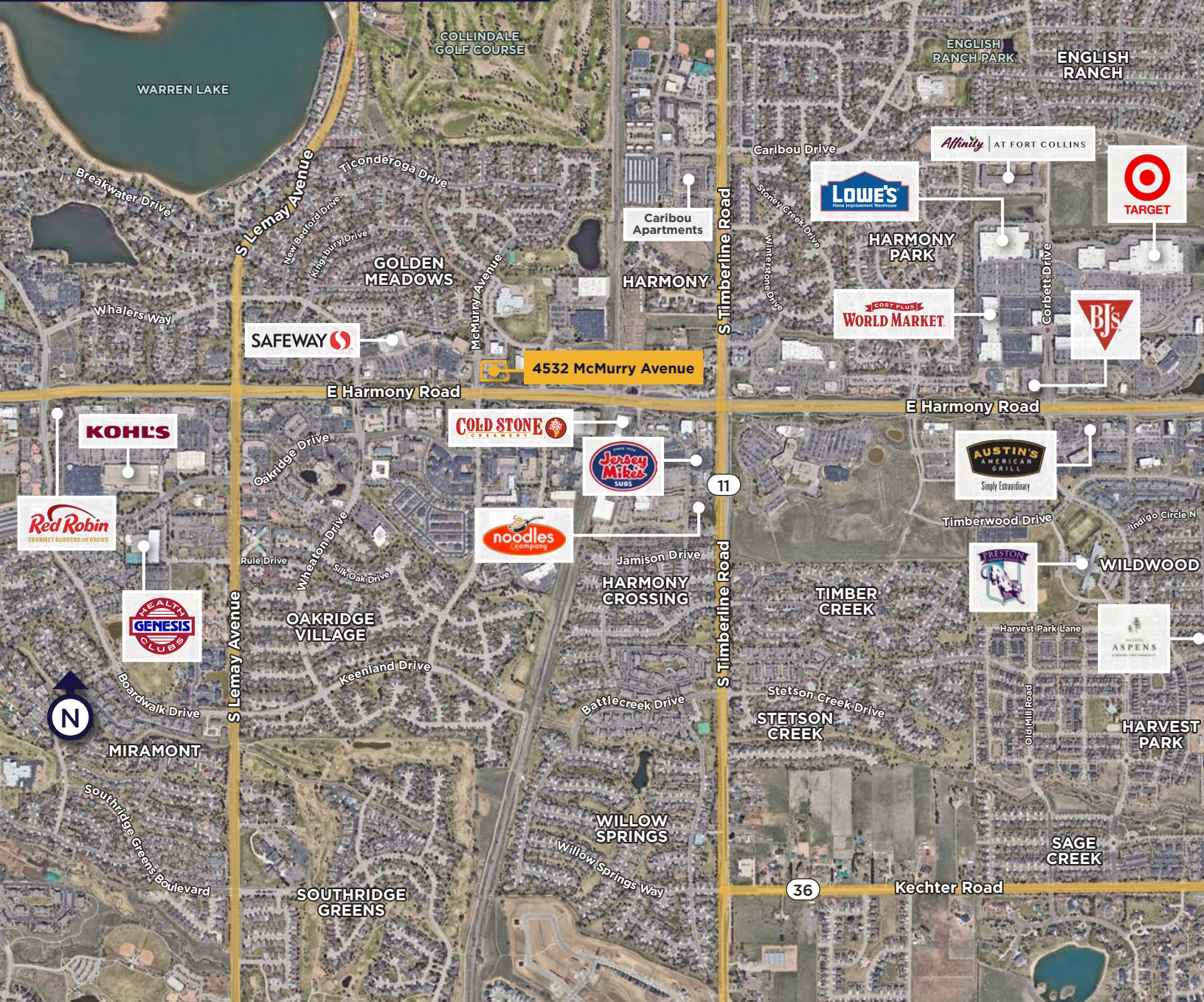
Lease Rate:	\$19.00/SF NNN Estimated NNN: \$11.53/SF
Available Size:	762 SF (Suite 203)
Layout:	3 Private Offices/Spaces
Year Built:	2004
Building Type:	Office
Story:	2nd



FLOOR PLAN



AMENITY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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