

**PRICE REDUCTION!**

# **RIVERBEND** TRAIL OFFICES



**OFFICE SUITES AVAILABLE FOR SALE OR LEASE**

**2121 MIDPOINT DRIVE, 101A & 101B  
FORT COLLINS, CO 80525**



# PROPERTY HIGHLIGHTS

Located on the Timberline Road business corridor at the intersection with East 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.

**Sale Price:** Unit 101A | \$340,300 (\$205/SF)  
 Unit 101B | \$277,980 (\$205/SF)  
 Unit 101A & Unit 101B | \$618,280

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**Lease Rate:** \$14.00/SF NNN

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**NNNs:** \$11.82/SF

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**Available Size:** Unit 101A | 1,660 SF  
 Unit 101B | 1,356 SF  
 \*Can combine for total of 3,016 SF

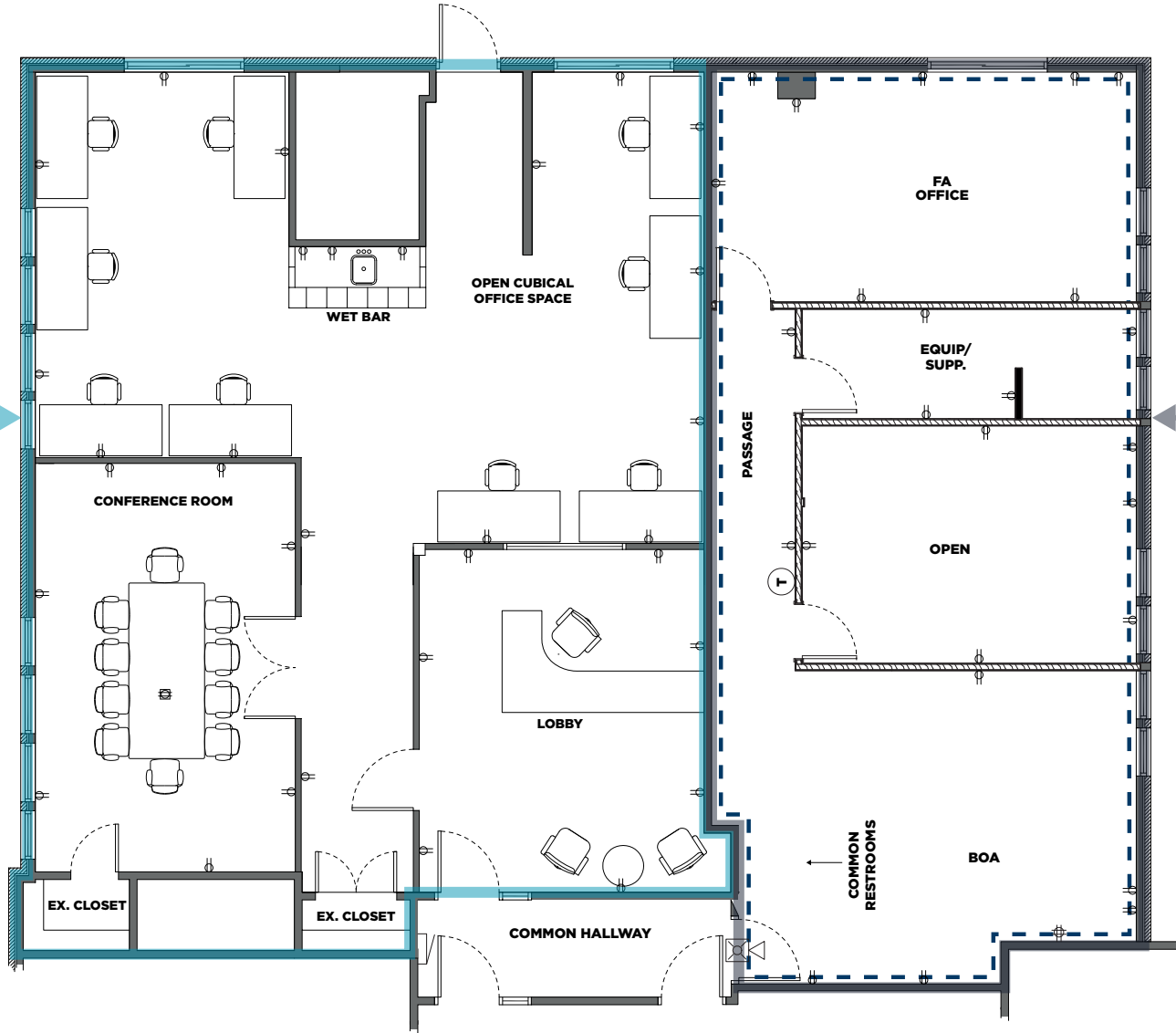
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**Parking:** 45 Surface Spaces

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**Year Built:** 2006

**UNIT 101A**



**UNIT 101B**

# FLOOR PLAN

# PROPERTY PHOTOS

2121 MIDPOINT DRIVE, 101A & 101B | RIVERBEND TRAIL OFFICES





**CONTACT  
INFORMATION**

**NATE HECKEL**  
Managing Director  
+1 970 267 7724  
nate.heckel@cushwake.com

**TY MASHEK**  
Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
+1 970 776 3900  
[cushmanwakefield.com](http://cushmanwakefield.com)

