

**AVAILABLE FOR SALE OR LEASE
RETAIL / OFFICE**

OCCUPY ONE UNIT | COLLECT RENT FROM THE OTHER OR OCCUPY BOTH

3600 MITCHELL DRIVE
FORT COLLINS, CO 80525



PRICE REDUCTION

**2,393 - 5,358 SF RETAIL / OFFICE SPACE
AVAILABLE FOR SALE OR LEASE**



// PROPERTY FEATURES

UNITS	SF	TENANT
Unit 40C	2,393 SF	Hearth House or Vacant
Unit 50C	2,965 SF	VACANT
SALE PRICE:	\$1,595,000 (UNIT 40C & 50C) \$1,675,000	
UNIT 40C NOI:	\$49,295.00 (2026)	
LEASE RATE:	\$23.88/SF NNN (Unit 40C) \$18.00/SF NNN (Unit 50C)	
ESTIMATED NNN's:	\$14.18/SF	

- Ideal owner-user configuration with existing income in place
- 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
- Hearth House would consider an early termination of their lease



E. HORSETOOTH ROAD



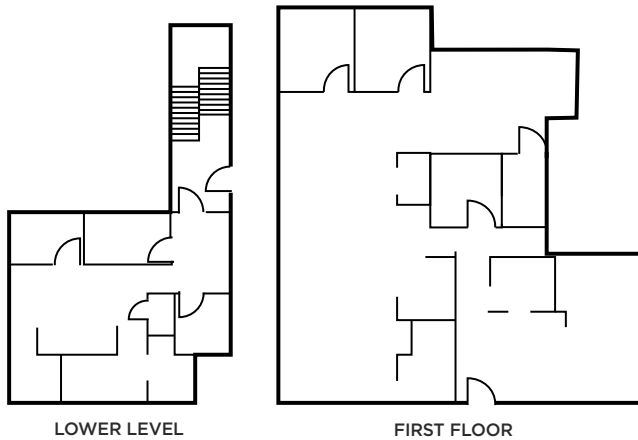
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// INTERIOR UNIT 50C

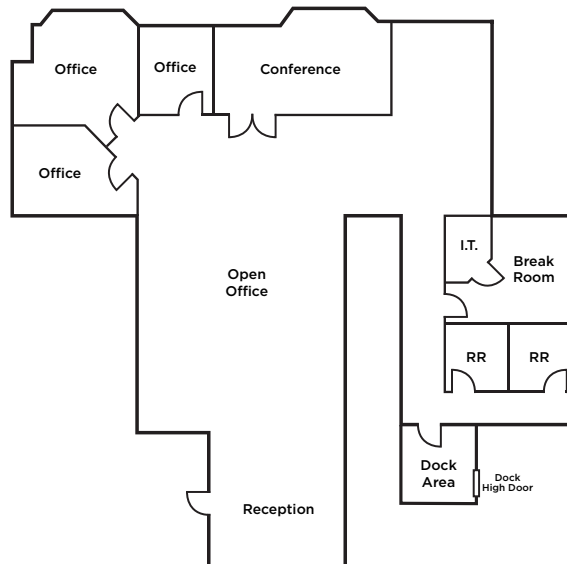


// FLOOR PLANS

UNIT 40C | 2,393 SF



UNIT 50C | 2,965 SF



// LOCATION MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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