



3615 MITCHELL DRIVE

FORT COLLINS, COLORADO 80525



5,800 - 6,103 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

Lease Rate: \$16.00 - \$17.00/SF NNN | NNN: \$6.80/SF

Available with 30 days' notice

Centrally located at one of the highest traffic intersections in Fort Collins, this vibrant retail/office building is located adjacent to Wells Fargo, Starbucks and Panera Bread Co. One block away from the Foothills Mall Redevelopment, this location offers high exposure and visibility at one of the most desirable retail trade areas in Fort Collins. The building has excellent monument and building signage available, ample parking and easy access.









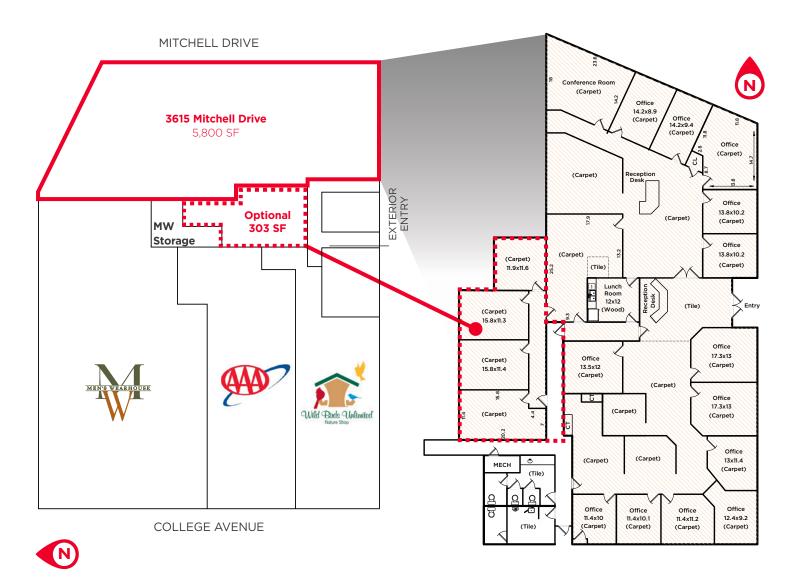




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FLOOR PLAN







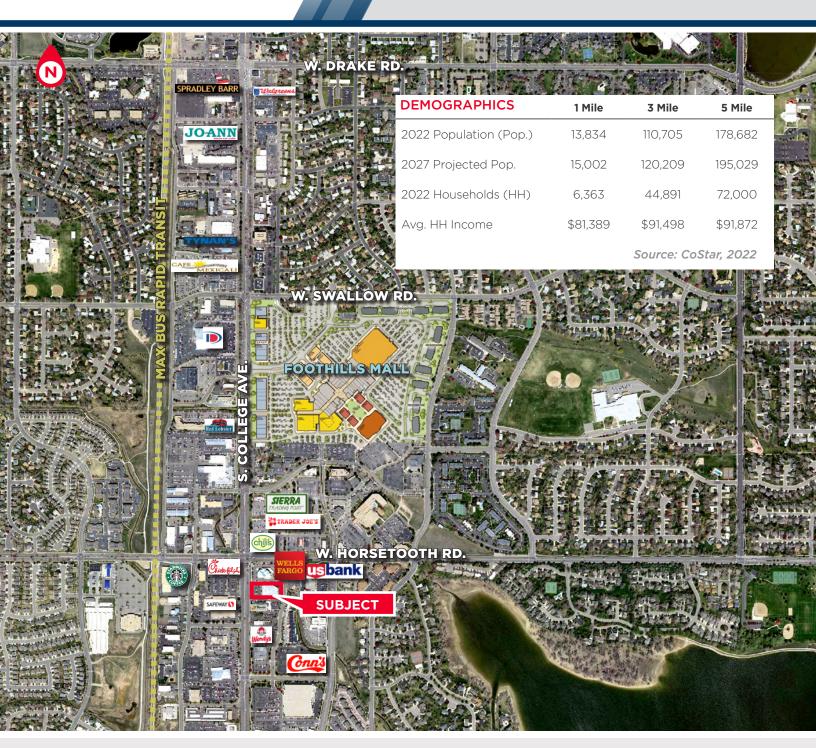






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