

SPACE 409

2721 COUNCIL TREE AVENUE
FORT COLLINS, CO 80525

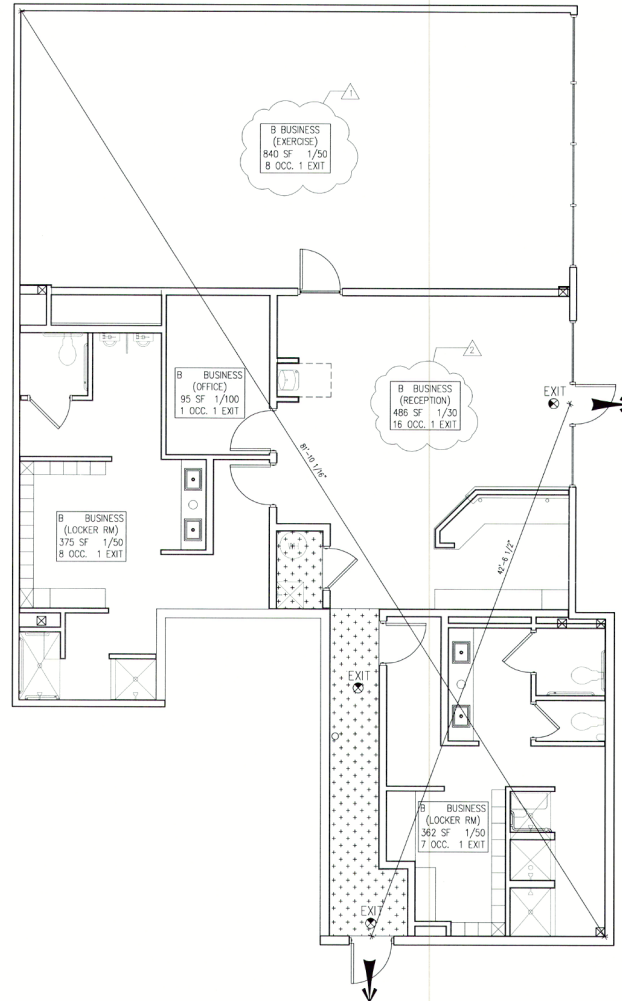
FULLY BUILT-OUT

YOGA / DANCE / EXERCISE STUDIO

2,535 SF

LEASE RATE: \$28/SF

NNN: \$9.74



FRONT RANGE
village

- Move-in and ready for "practice"
- Perfectly appointed studio with tons of natural light
- Studio can be heated and humidified for a Hot Yoga experience
- Locker rooms with showers have ample room for changing and personal storage
- Parking at the front door and spillover parking available throughout the center
- Amazing location near the library, coffeehouse and many more amenities



JOIN THE MANY RESTAURANTS & MERCHANTS AT FRONT RANGE VILLAGE

SITE PLAN

UNIT	SF	NOTES
104	2,449	Available
114	3,038	Available
116A &B	744 & 544	Can be combined
306	3,071	Available
409	2,535	Available
520	2,977	Available
2206	973	Available

MEET YOUR NEIGHBORS

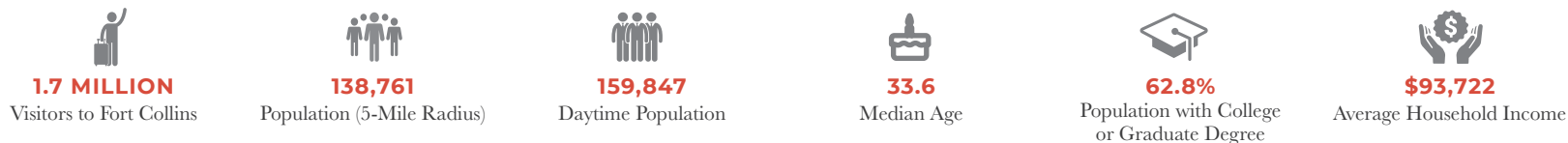


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CBRE

RPT

TRADE AREA & DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	10,080	59,800	138,761
# of Households	3,576	23,980	54,105
Avg HH Income	\$103,212	\$105,382	\$93,722
Daytime Population	15,866	66,344	159,847

