

# FOR LEASE

## Prime Office Space - Mezzanine

Mulberry Commercial Park – Fort Collins, Colorado  
2649 E. Mulberry, Unit #10 (Mulberry & Timberline)

**BETTER THAN AN EXECUTIVE SUITE!**

*1,367 Total Square Feet – GROSS RENT*

- 730 sf Dedicated , Separated & Secure Office Space in Upper Mezzanine
- 808 sf Shared Reception Area & Conference / Training Room on Main Floor
- 2<sup>nd</sup> Floor Mezzanine Level Overlooks Showroom and has 5 Skylights
- New Paint, Oak Trim, Premium Carpeting & Upgrades Throughout
- Excellent Visibility - Easily Accessible to I-25 with Ample Parking Spaces
- Front Unit Faces Mulberry / Hwy 14 – Marquee Building Signage Negotiable
- Easy Access to Old Town Fort Collins, Harmony, Mulberry & Interstate 25
- Large Conference/Training Room Upstairs with Wet Bar & Refrigerator
- Includes High-Speed Internet Access; Phone System Available
- Central Air Conditioning with Thermostat in Mezzanine Suite
- 2 Restrooms (ADA) – 1 with Shower and Stackable W/D Hookups
- 150 AMP 3-Phase Power Supply – Ample 110V and 220V Outlets
- Included HOA for Trash, Building Insurance, Landscaping & Snow Removal
- Fire Sprinklers, Alarm System, Keypad Door Entry & Security Cameras
- Flexible Terms & Responsive Landlord. Brokers welcome.
- Additional Space Available in both Building and Unit; Space can be divided.
- Incredibly Well Maintained & Managed Property. Broker/Owner On-Site.

*Rent: \$1,424/mo (\$12.50/sf GROSS)*

*Includes EVERYTHING - No Surprise NNN Fees!*



**Contact for Additional Information:**  
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*Above information is deemed reliable, but same is not guaranteed. All measurements are approximate.*

