

FOR LEASE

4600 Innovation Drive, Unit B

Fort Collins, Colorado 80525



PROPOSED NEW ENTRY



3,884 to 9,146 SF Office For Lease
Lease Rate: \$16.00/SF NNN

Property Highlights

- Fiber and copper data lines
- Large shared patio
- Perfect for open office plan
- NNN Estimated at only \$2.63/SF plus utilities and janitorial

Data Features

- Fiber and copper Point of Presence from CenturyLink
- Previous tenant had OC3 fiber plus one T-1 line
- Previous tenant also used AT&T and MCI for redundant fiber lines

Above equipment delivered "as is". Landlord does not guarantee accuracy of above information and Tenant to verify all information.



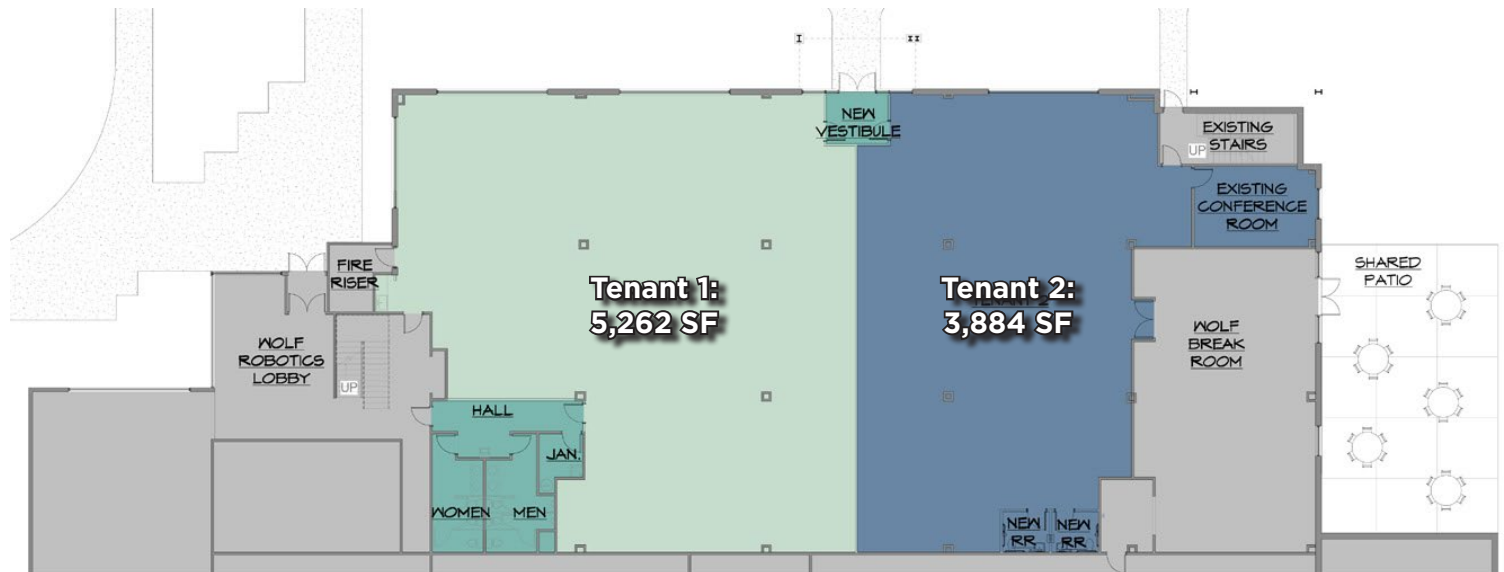
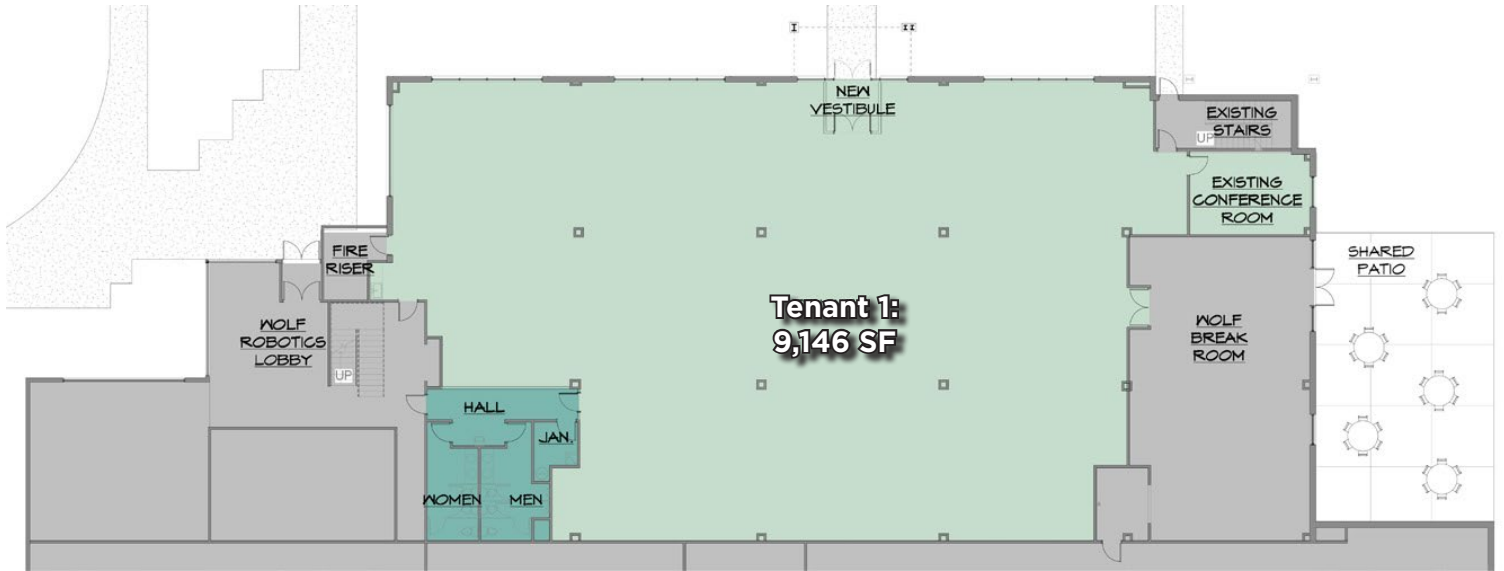
FOR LEASE

4600 Innovation Drive, Unit B

Fort Collins, Colorado 80525



Conceptual Plans



For more information, please contact:

Chase Christensen
Associate

+1 970 267 7406

chase.christensen@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

F +1 970 267 7419

cushmanwakefield.com