



## OFFICE FOR LEASE

3745 E Prospect Rd Fort Collins, CO

- 485 SF Office in the CO Welcome Center at Fort Collins
- Lease Rate: \$24 PSF Full-Service Gross
- Easy access to I-25 at the Prospect Rd exit
- Panoramic views of the nature reserve
- Elevator-served upper floor suite
- Current tenants include CSU, Colorado State Parks, PHA

Offered By:



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Real Estate Services  
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## Property Highlights

This 485 SF office suite is located on the second floor of the spectacular Colorado Welcome Center at Fort Collins. The Welcome Center houses the North Park Region office of Colorado State Parks, the Rocky Mountain Nature Association bookstore and Poudre Heritage Alliance. The center is surrounded by more than 200 acres of nature preserve, with trails, picnic areas and more.

Lots of natural light with panoramic windows overlooking the nature preserve. The building has common areas including separate Restrooms, Foyer, Break room with Refrigerator and Microwave. There is plenty of FREE parking for tenants and guests. This ideal location is just a quick hop off the interstate on the way to downtown Fort Collins.



