

# RETAIL & OFFICE SPACE AVAILABLE

## CITY PARK PLAZA

**1720 WEST MULBERRY STREET  
FORT COLLINS, CO 80521**



High traffic counts & a large on-street monument sign. Only 1 space left—1,800 sf (incl. reception area, 6-7 offices, conference room, large open area for workstations, kitchen & 2 restrooms). Great tenant draws including Lupita's Mexcan Restaurant & excellent street visibility.

- > Great location near City Park, Sheldon Lake and City Park Golf Course
- > Close to CSU and Old Town Fort Collins
- > Below market rent
- > Monument signage on W. Mulberry St.
- > High traffic counts

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**Doberstein Lemburg  
Commercial, Inc.**

### AVAILABLE

1,800 SF

### LEASE RATE

\$ 10.50 PSF

+ NNN (\$6.25 PSF)

**Available Now**

**RANDY MARSHALL**

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Office: (970) 221 -1965 x3

E-mail: randy@dlcco.com

1401 Riverside Avenue  
Fort Collins, CO 80524

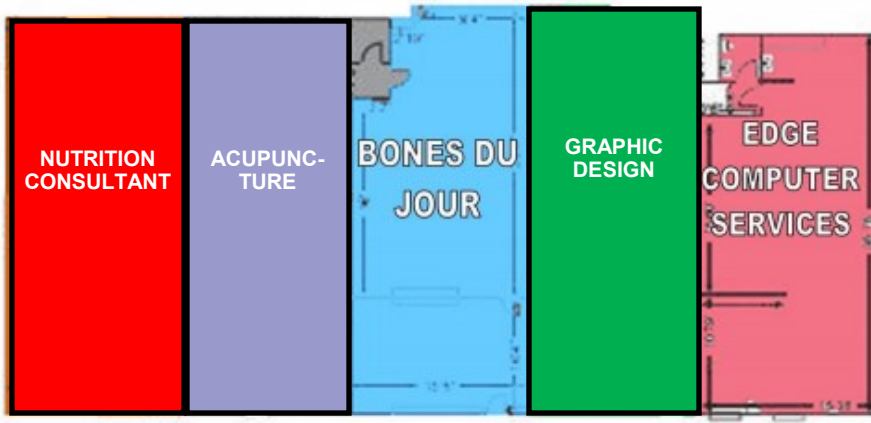




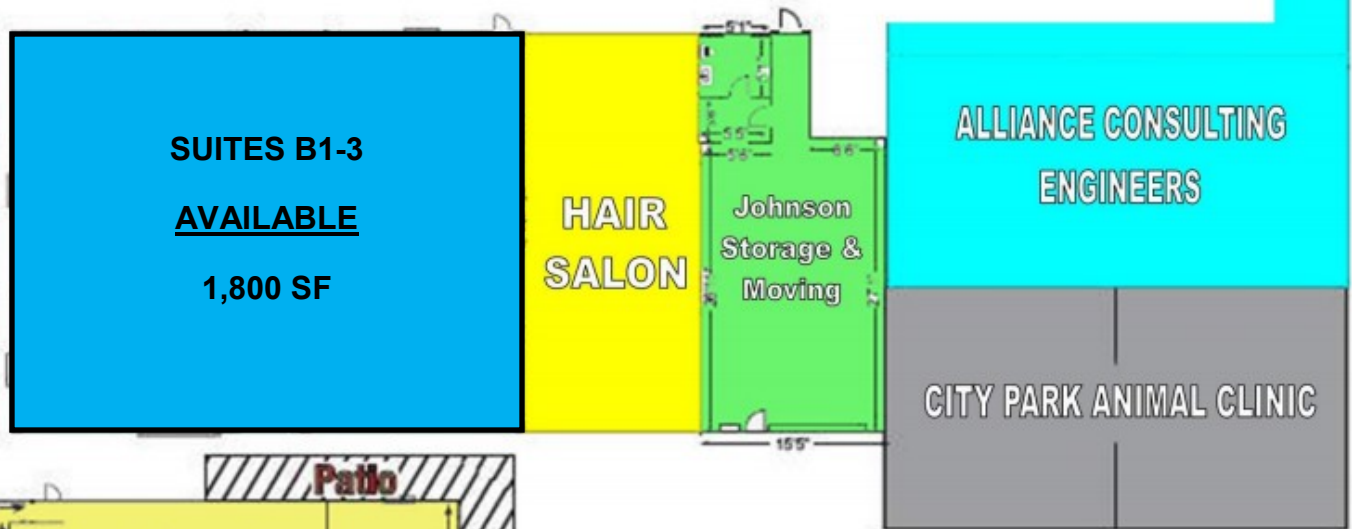
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1720 W. MULBERRY STREET

FORT COLLINS, CO 80521



**SITE PLAN & AVAILABILITY**



Available Suites



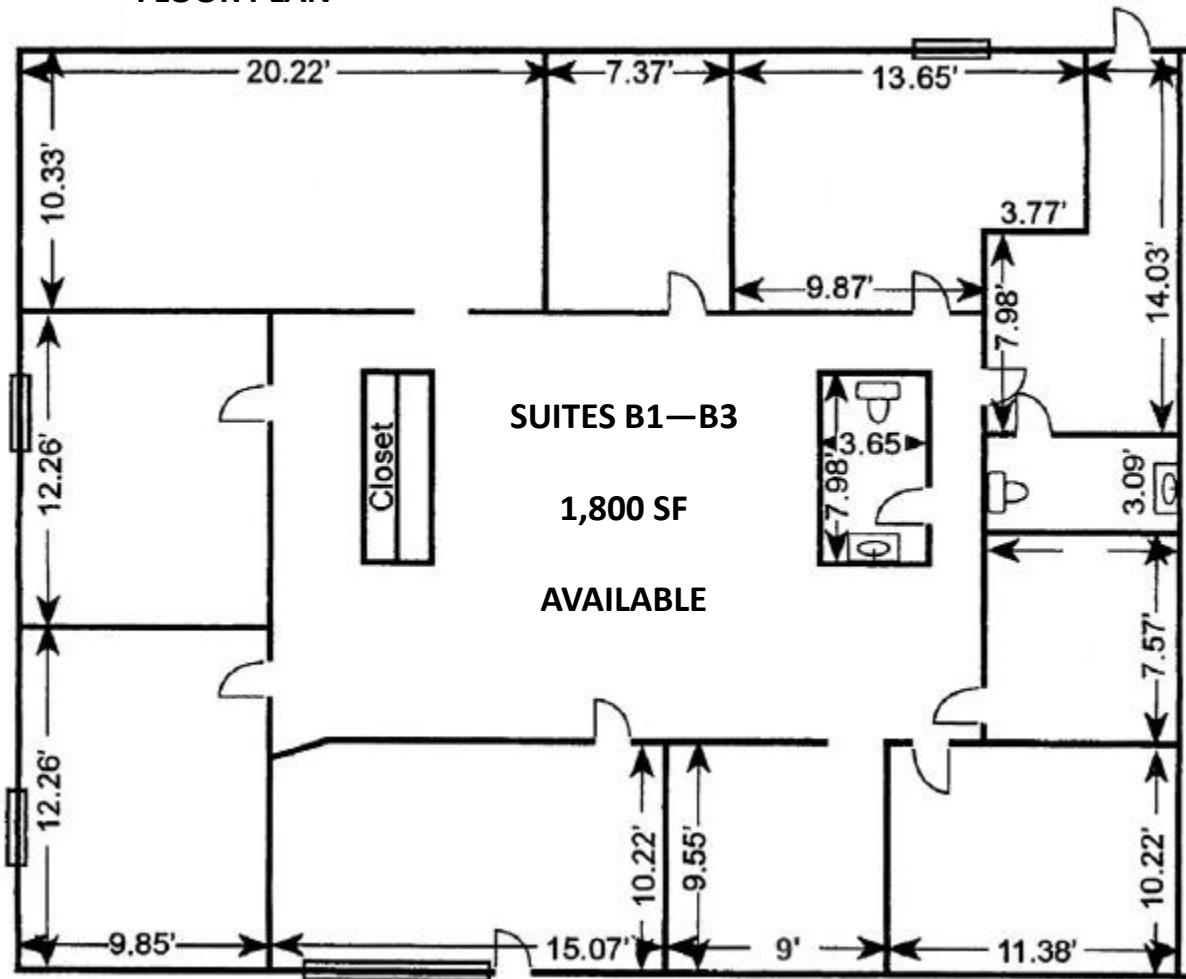
- Suites B1-3

1,800 SF

Available Now

\$2,512/Month

## FLOOR PLAN



## INTERIOR PHOTOS

