



FOR SUBLEASE

1225 Red Cedar Circle, Units A&B

Fort Collins, CO 80524



Broker Contact

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Flex Space for Sublease

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Available

| Units | SF | Rate | Notes |
|------------------------------------|----------|-------------|---|
| A&B | 3,583 SF | \$13.11 NNN | Current lease is through 2/28/27 w/3% ann escl. on 3/1/26. Landlord will entertain a longer term lease. |
| NNN's Est. at \$7.03 per sf (2025) | | | |



End cap flex space for lease with showroom, office, and warehouse with 12' x 12' OH door. Easy access from College Avenue. Excellent opportunity for short term lease if desired, or Landlord is open to a longer term lease. Tenant is open to demising the space into smaller square footage than the total. Located within the Enterprise Zone!



12'x12'

FLOOR PLAN

