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# Comcast

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PREPARED BY:



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# Lease Availability Report

## 3420 E Harmony Rd - Bldg 5

Fort Collins, CO 80525 - Fort Collins/Loveland Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1980</b>
RBA:	<b>184,384 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>61,461 SF</b>

### AVAILABILITY

Min Divisible:	<b>5,375 SF</b>
Max Contig:	<b>24,880 SF</b>
Total Available:	<b>30,255 SF</b>
Asking Rent:	<b>\$19.00/FS</b>

### EXPENSES PER SF

Taxes:	<b>\$3.64 (2014)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	8,084	24,880	24,880	\$19.00/FS	Vacant	Negotiable
P 1st	Office	Relet	16,796	24,880	24,880	\$19.00/FS	Vacant	Negotiable
P 1st	Office	Relet	5,375	5,375	5,375	\$19.00/FS	Vacant	Negotiable

### TRANSPORTATION

Walk Score ®: Car-Dependent (13)

Transit Score ®: Some Transit (25)

### KEY TENANTS

Madwire Media	66,667 SF
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