



STRATA
 COLORADO STATE
 UNIVERSITY SYSTEM

Land / Development Opportunity Available

Centre Ave and Research Blvd

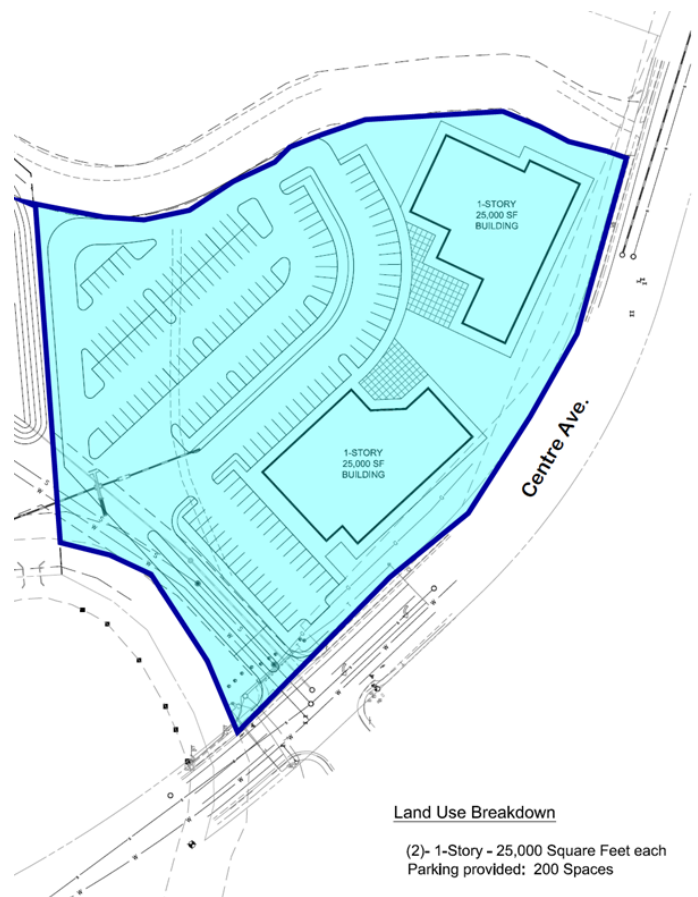
| Fort Collins, CO 80526



Conceptual Rendering



Conceptual Site Plan



Land Use Breakdown

(2)- 1-Story - 25,000 Square Feet each
 Parking provided: 200 Spaces

Ground Lease / Build to Suit

- Site Size: 4.9 Acres (DIVISIBLE)
- Preferred Uses: Office, Flex/Research and Development, Medical, Lab, Bio Science
- Other Potential Uses: Multi-family, Student and/or Workforce Housing
- Zoning: Employment District E
- Utilities: Water—City of Fort Collins
 Sewer—City of Fort Collins
 Electricity—City of Fort Collins

For more information, please contact:

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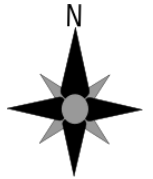


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