

**AVAILABLE FOR SALE OR LEASE**  
**RETAIL / OFFICE**  
OCCUPY ONE UNIT | COLLECT RENT FROM THE OTHER

**3600** MITCHELL DRIVE  
FORT COLLINS, CO 80525



**PRICE REDUCTION**

**2,965 - 5,358 SF RETAIL / OFFICE SPACE**  
**AVAILABLE FOR SALE OR LEASE**





# // PROPERTY FEATURES

| UNITS    | SF       | TENANT       | LEASE EXPIRES |
|----------|----------|--------------|---------------|
| Unit 40C | 2,393 SF | Hearth House | 3/31/2031     |
| Unit 50C | 2,965 SF | VACANT       | -             |

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| SALE PRICE:          | \$1,595,000 (UNIT 40C & 50C)<br><del>\$1,675,000</del> |
| UNIT 40C NOI:        | \$49,295.00 (2026)                                     |
| UNIT 50C LEASE RATE: | \$18.00/SF NNN<br><del>\$20.00/SF NNN</del>            |
| ESTIMATED NNN's:     | \$14.18/SF                                             |

- Ideal owner-user configuration with existing income in place
- Stabilized tenant (Hearth House) with long-term lease through 3/31/2031
- Vacant 2,965 SF (Unit 50C) for immediate occupancy
- Ability to occupy one unit while generating income from the other
- Flexible retail/office layout with dock-high door, offices, conference, open area, breakroom, and IT room (Unit 50C floorplan supports multiple uses)
- Strong visibility and access from E. Horsetooth Rd. / Mitchell Dr. / JFK Pkwy. corridor



E. HORSETOOTH ROAD



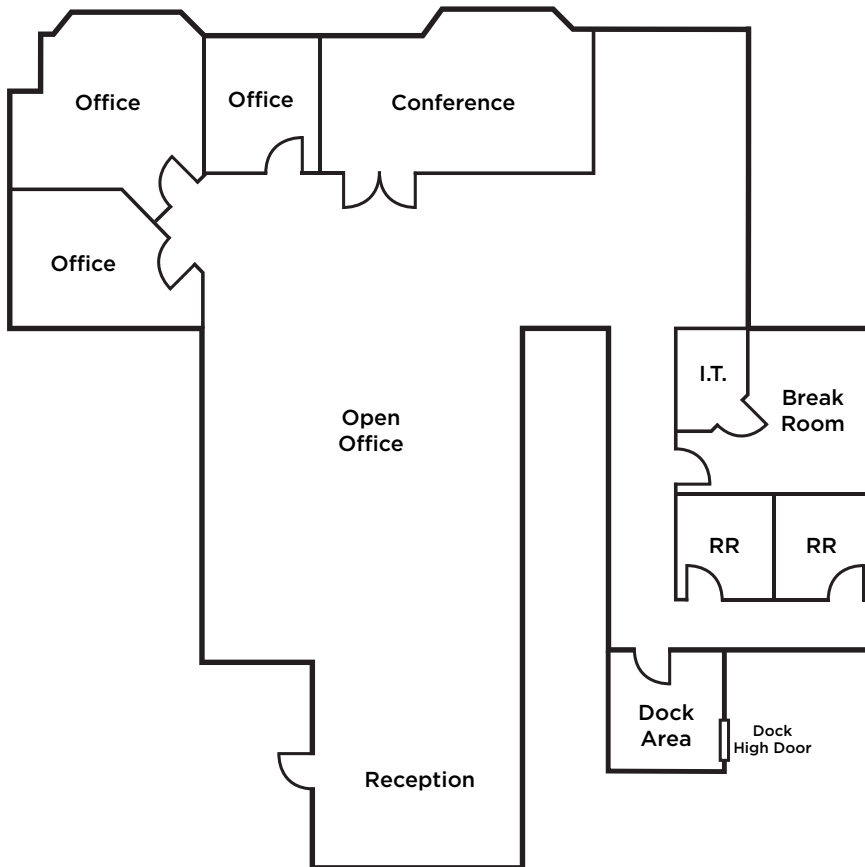
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# // INTERIOR UNIT 50C



# // FLOOR PLAN UNIT 50C





# // LOCATION MAP



## FOR MORE INFORMATION, PLEASE CONTACT:

### AKI PALMER

Executive Managing Director  
+1 720 299 8733  
aki.palmer@cushwake.com

### COLE VANMEVEREN

Senior Director  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
T +1 970 776 3900  
F +1 970 267 7419  
[cushmanwakefield.com](http://cushmanwakefield.com)

