

177 N COLLEGE  
FORT COLLINS, CO 80524



Space Available

1,120 SF  
approx.

Lease Rate

\$29.00 / SF NNN

NNN Rate

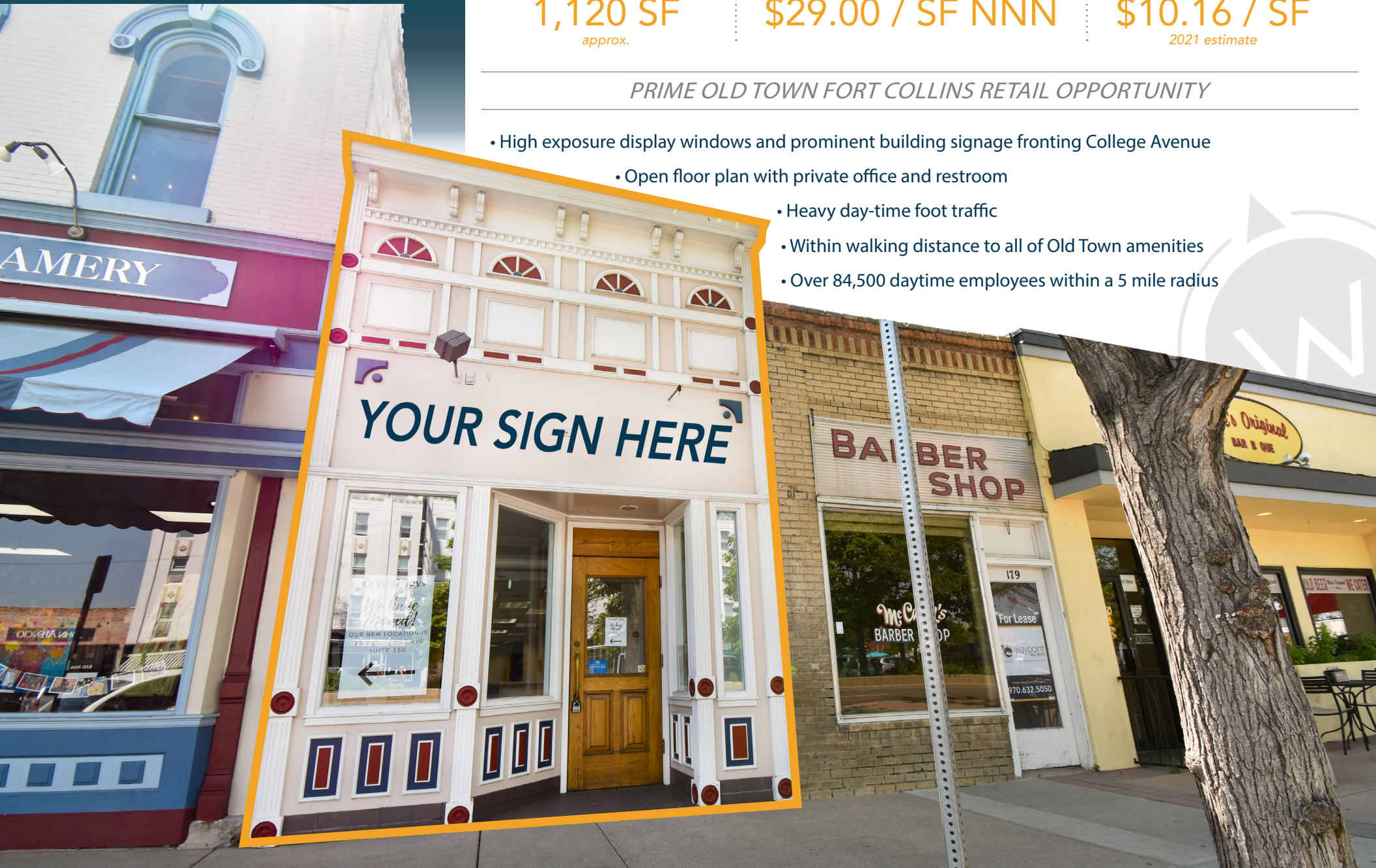
\$10.16 / SF  
2021 estimate

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*PRIME OLD TOWN FORT COLLINS RETAIL OPPORTUNITY*

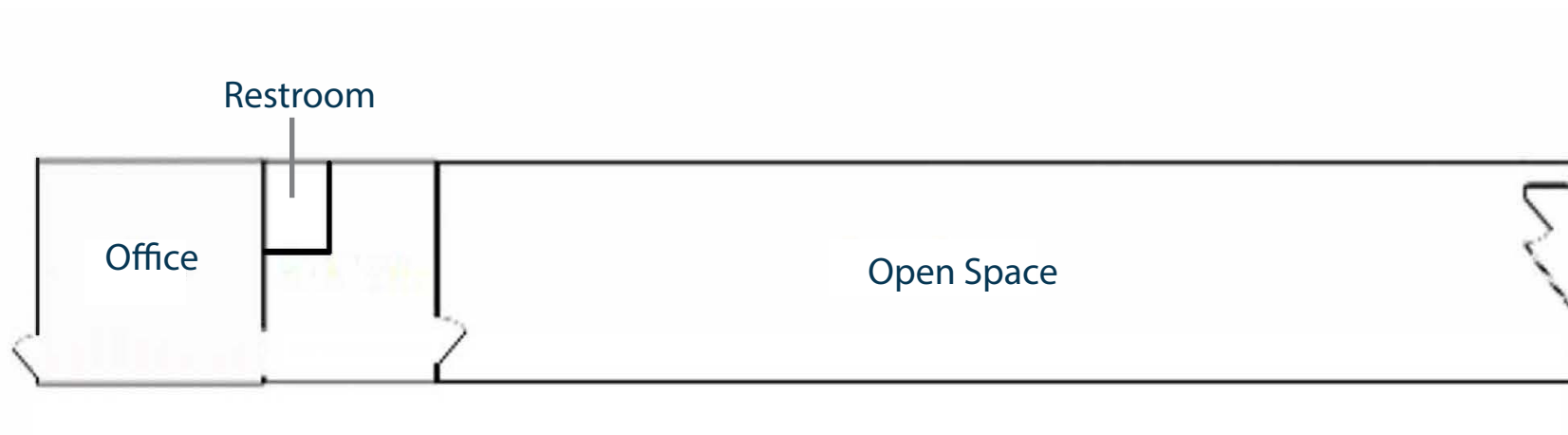
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- High exposure display windows and prominent building signage fronting College Avenue
- Open floor plan with private office and restroom
- Heavy day-time foot traffic
- Within walking distance to all of Old Town amenities
- Over 84,500 daytime employees within a 5 mile radius





# FLOOR PLAN

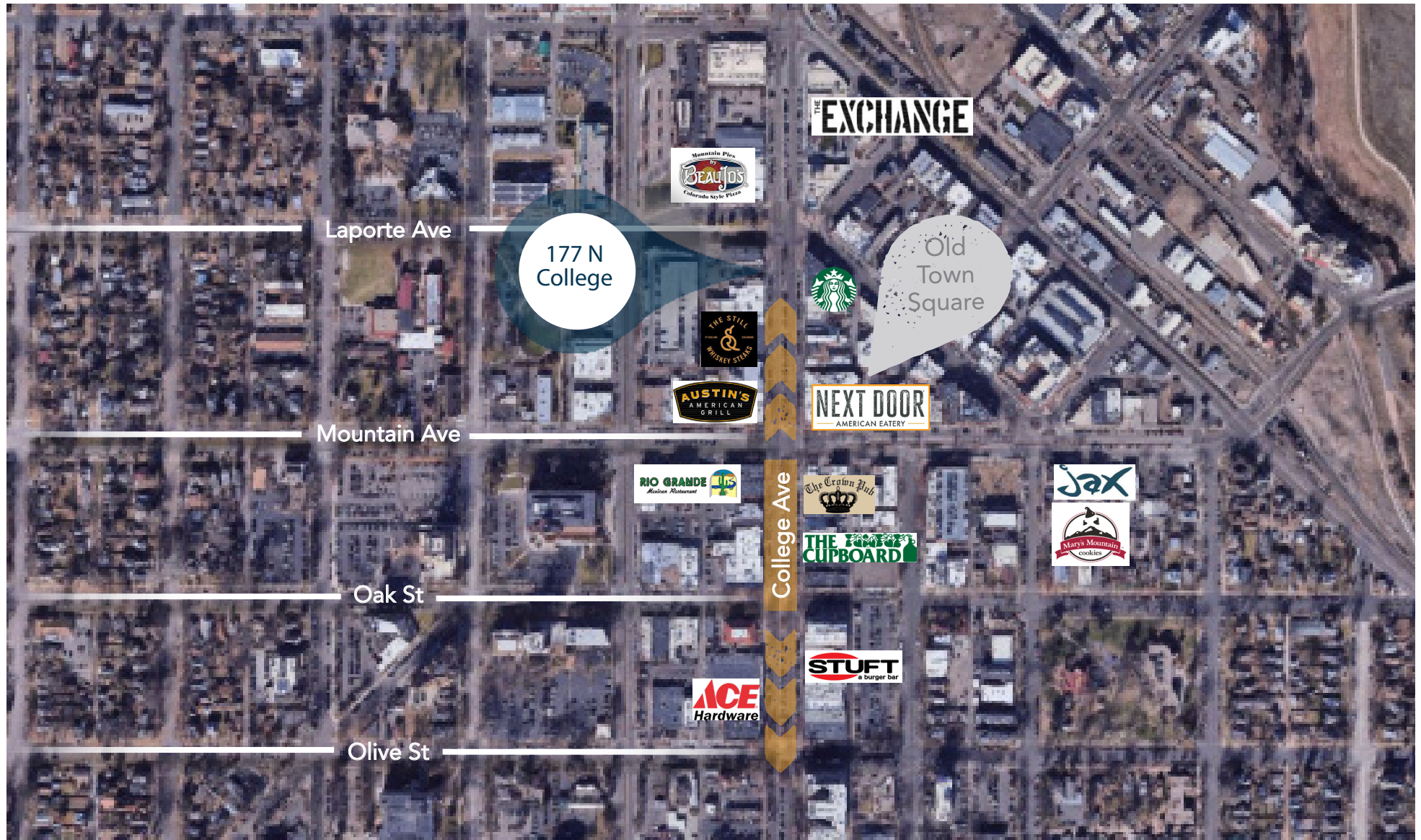


N COLLEGE AVE



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

# LOCATION MAP



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