



157 N COLLEGE AVE
FORT COLLINS, CO 80524

Space Available:

2,036 SF

Monthly Rate:

Lease Rate: \$17.66/SF

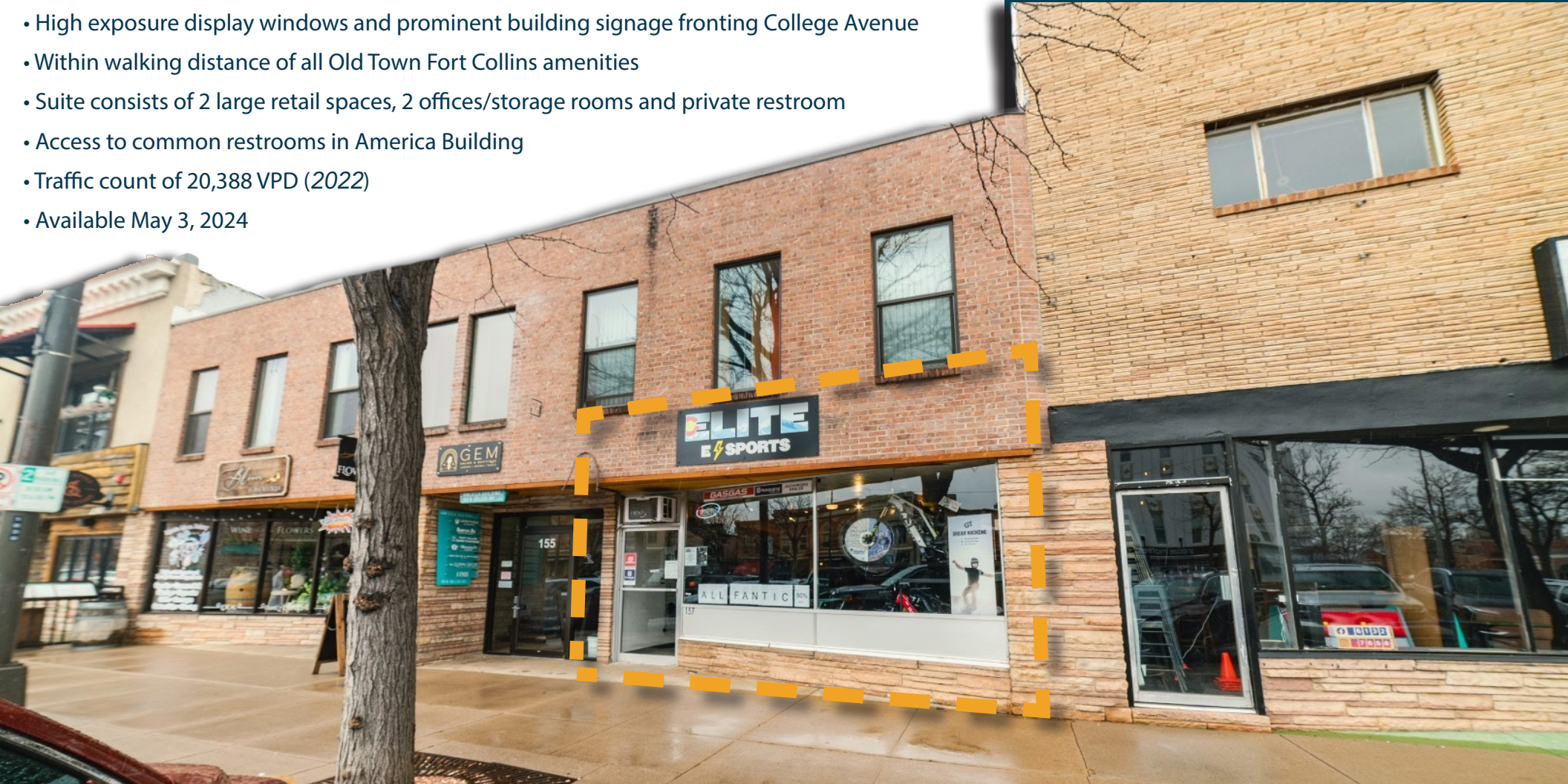
NNN Rate: \$10.67/SF

\$4,807/gross

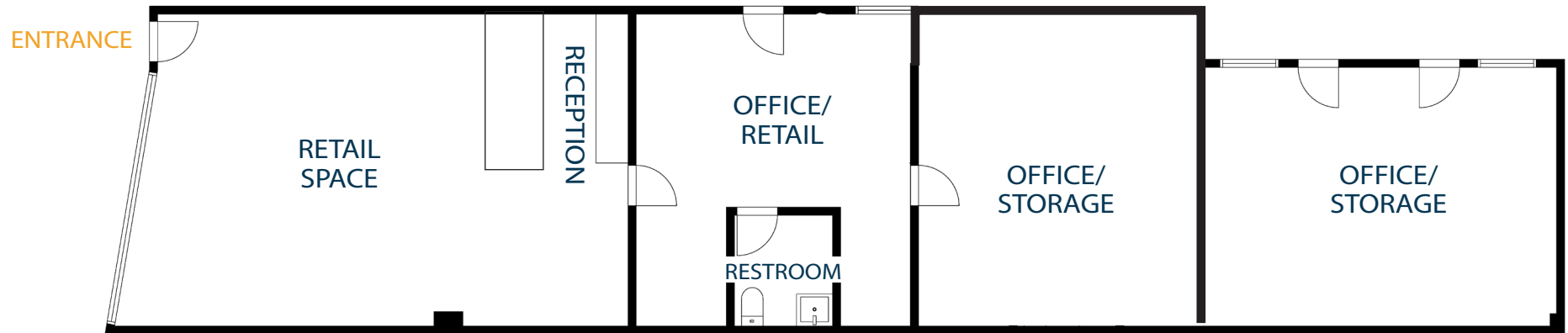
Utilities included

OLD TOWN FORT COLLINS RETAIL SPACE FRONTING COLLEGE AVENUE

- High exposure display windows and prominent building signage fronting College Avenue
- Within walking distance of all Old Town Fort Collins amenities
- Suite consists of 2 large retail spaces, 2 offices/storage rooms and private restroom
- Access to common restrooms in America Building
- Traffic count of 20,388 VPD (2022)
- Available May 3, 2024



FLOOR PLAN



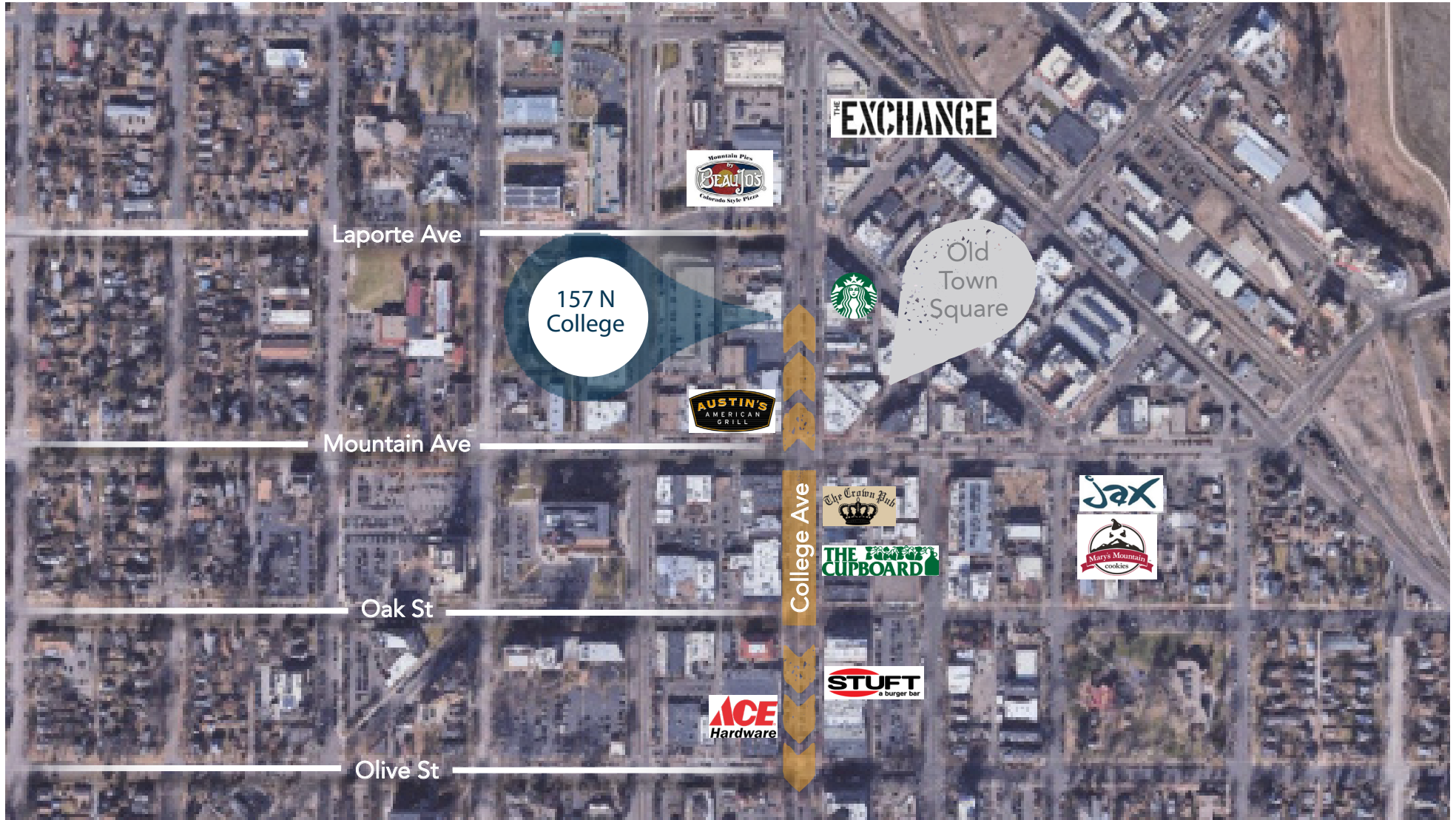
The information contained in this flyer has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

N COLLEGE AVE

PROPERTY PHOTOS



AREA MAP



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