

130 W LAUREL ST
FORT COLLINS, CO 80524



	Space Available	Sublease Rate	NNN Rate
Restaurant Space:	4,113 SF	\$22.00 / SF	\$9.25 / SF*
Retail Space:	4,400 SF	\$14.00 / SF	\$9.25 / SF* (*2024 estimate)

HIGH-VISIBILITY RESTAURANT/RETAIL NEAR COLORADO STATE UNIVERSITY FOR SUBLEASE

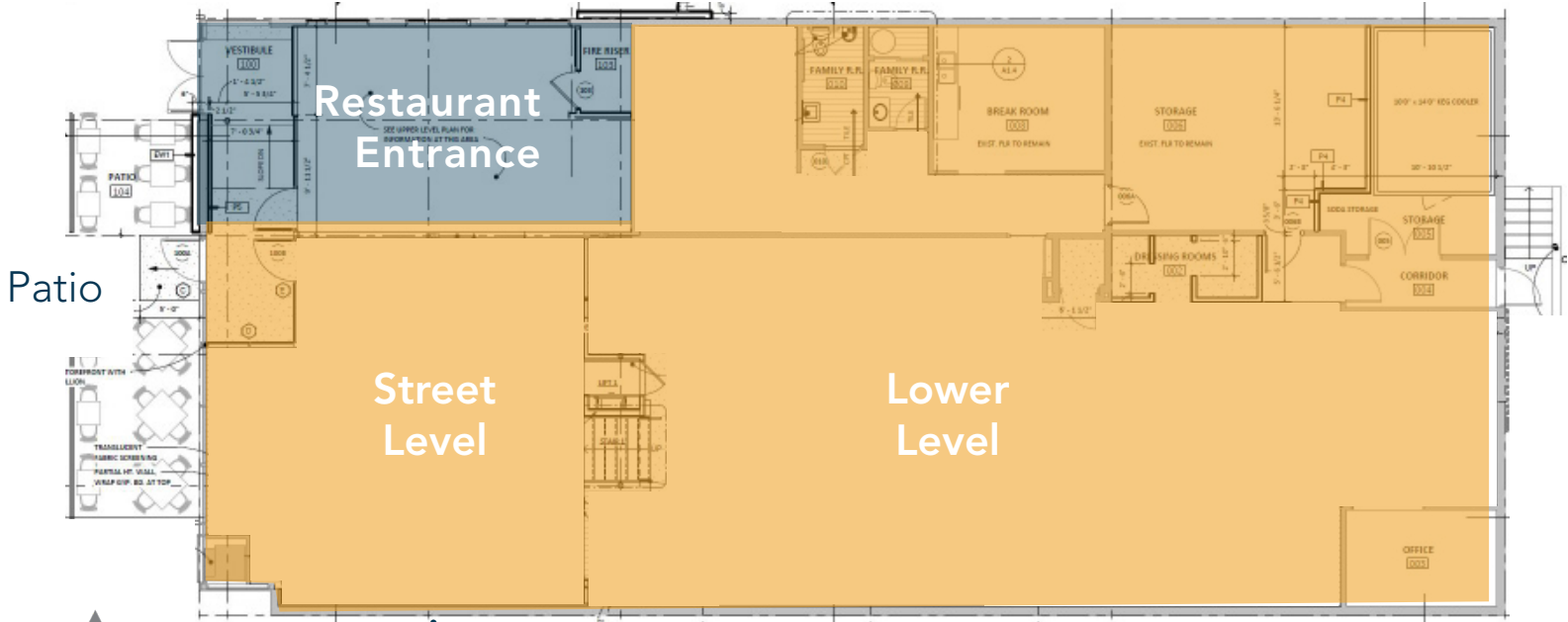
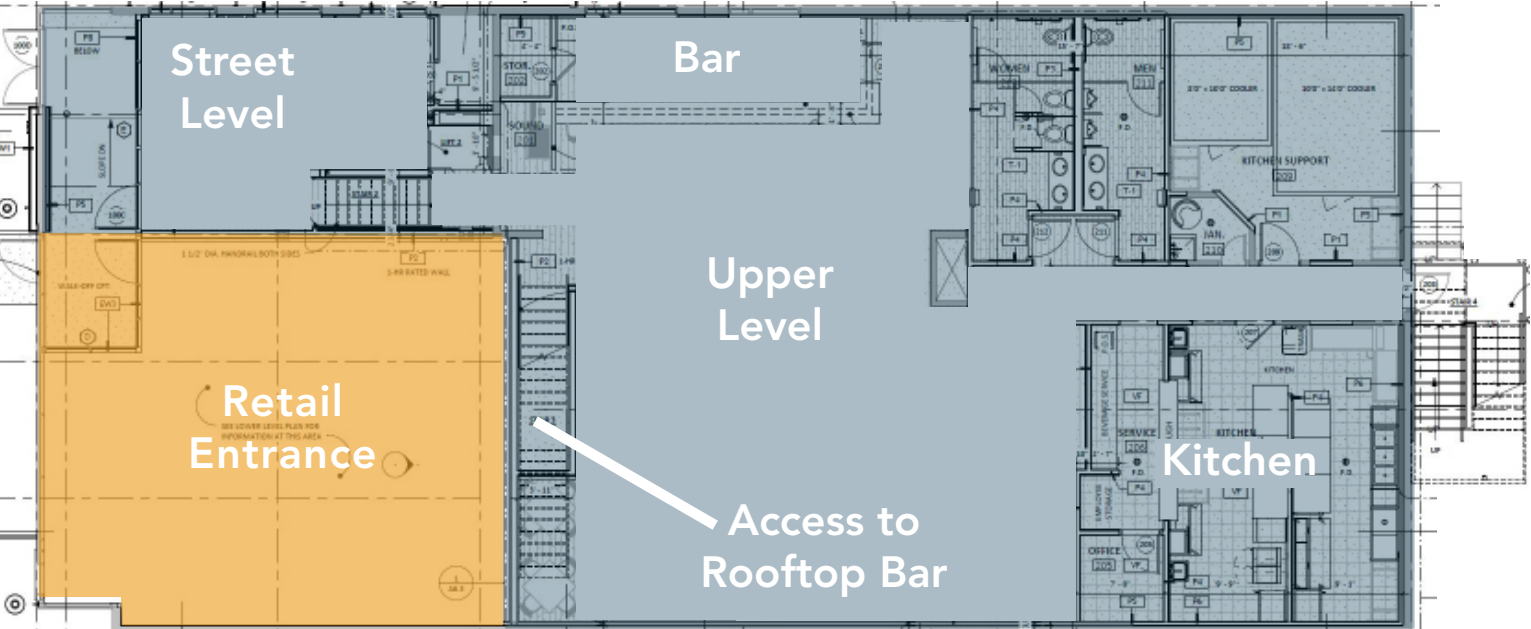
- Restaurant space includes a full-service kitchen, rooftop access/bar, oversized indoor bar, elevator, restrooms, and prominent building signage
 - Retail space can be converted into restaurant space and includes outdoor patio, open floor plan with two levels, and prominent building signage
 - Walking distance from Colorado State University



FLOOR PLAN

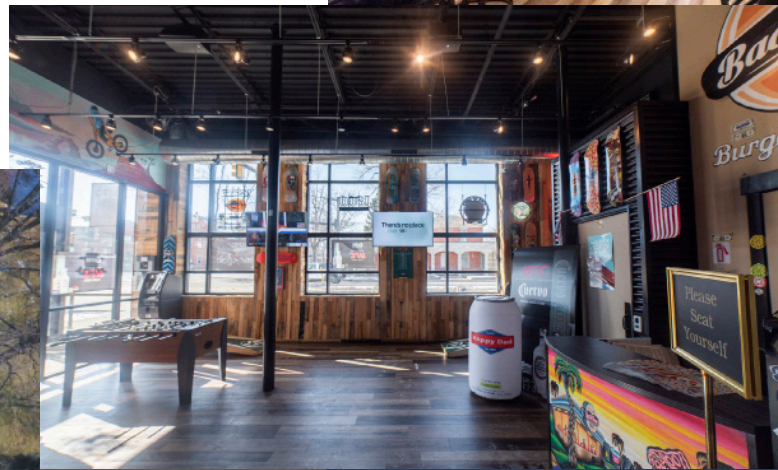
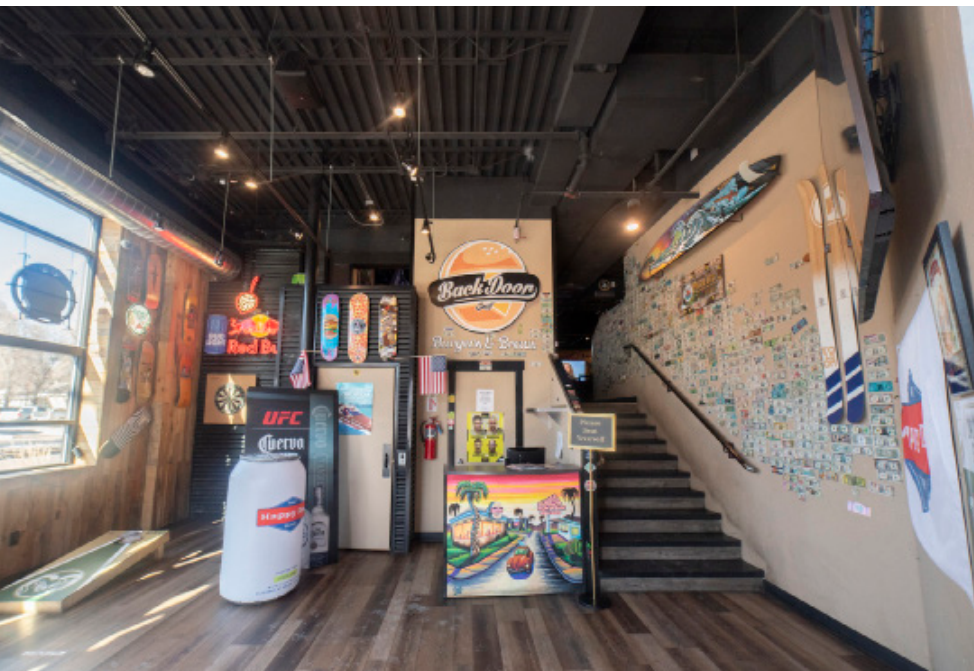
Restaurant

Retail



Information contained herein deemed accurate but not guaranteed.

RESTAURANT PHOTOS

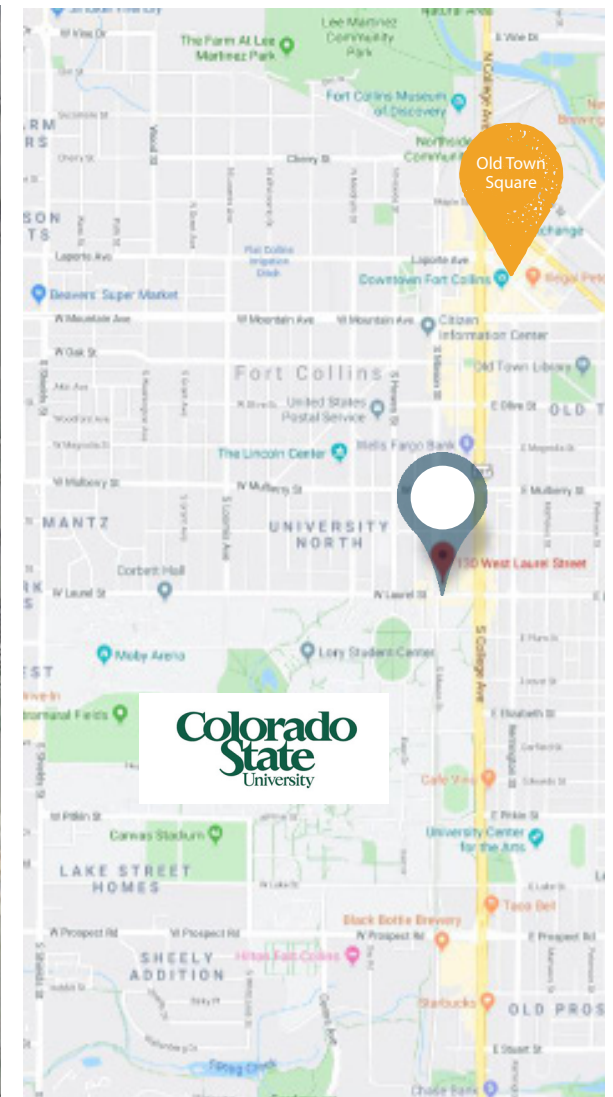


RETAIL PHOTOS



130 W LAUREL STREET

AREA
MAPS



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The information contained in this offering 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.