



SUITE 220: 1,250 - 2,505 SF
(Occupancy of Entire Floor Available - Up to 5,184 SF)

LEASE RATE: \$18.00 / SF NNN

NNN: \$10.81 / SF (utilities not included)

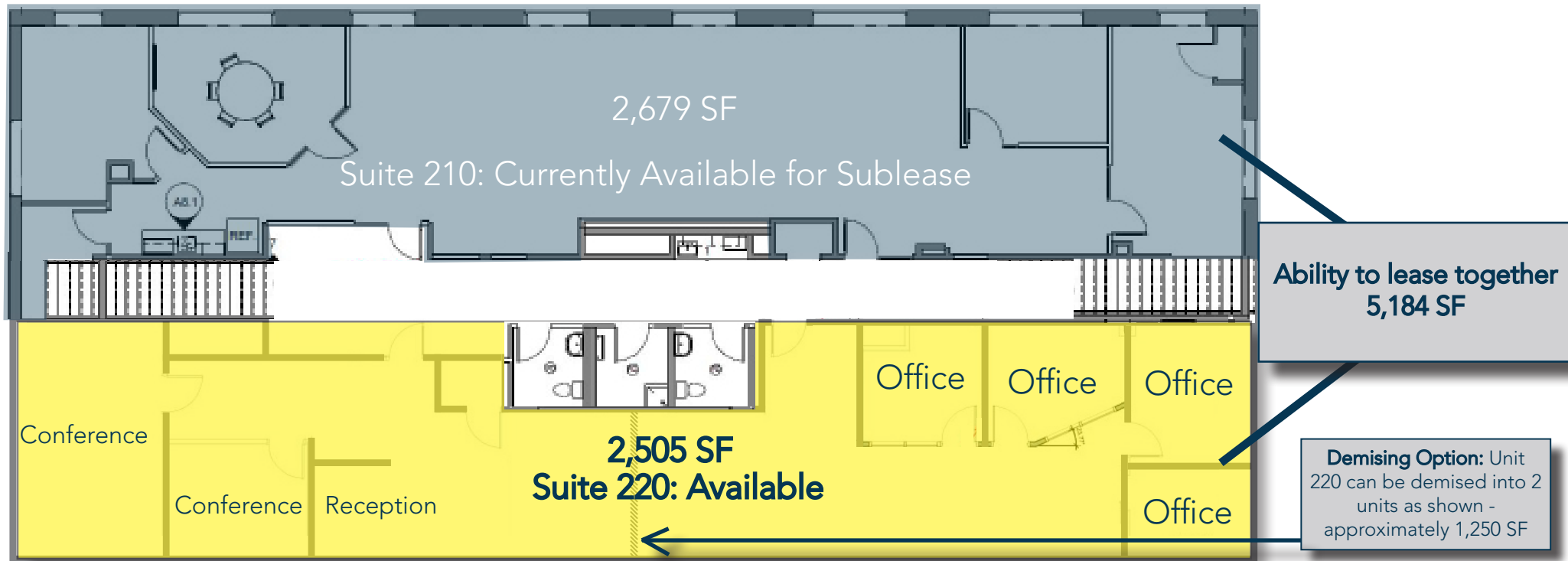
AVAILABLE FOR IMMEDIATE OCCUPANCY

- Two Conference Rooms, 4 Private Offices, Kitchenette, Reception Area, Shared Single Stall Restrooms, and Open Office for Collaborative Work Environment
- Large Windows Throughout for Abundance of Natural Light
- Walking Distance to All Downtown Amenities
- Ample Parking within One-Block Radius
- High Visibility Building Signage Available
- Ability to Expand Across the Hall

120 W OLIVE STREET
FORT COLLINS, CO 80254



FLOOR PLAN



Property Photos



ADDITIONAL PHOTOS



FORT COLLINS PARKING EXHIBIT

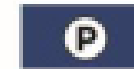


RESTRICTED PARKING

- 15-30 min
- 1 hr
- 2 hr
- Permit Only



MAX
Stations



Parking Structure



Parking Lot



Downtown Transit Center

MAX



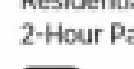
Pace Bike Share



RP3 Zones - Permit Required



Old Town Square



Residential Parking Only

Walking Area



Accessible Parking

Lots/Structures Cost & Restrictions

- Civic Center Parking Structure: \$1/hr., permit
- Old Town Parking Structure: \$1/hr., permit
- Firehouse Alley Parking Structure: \$1.50/hr., permit, hotel
- Jefferson Lot: Free, Permit
- Oak/Remington Lot: 2 hr., Permit
- Olive Lot: Permit
- Mason Lot: \$1/hr., Permit
- 215 Mason Lot: 2 hr.
- City Hall Lot: 2 hr.



BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

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120 W OLIVE STREET



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