



120 W OLIVE STREET
FORT COLLINS, CO 80254

Suite 210

Lease Rate

NNN Rate

1,282 SF

\$17.50 / SF NNN

\$11.99 / SF

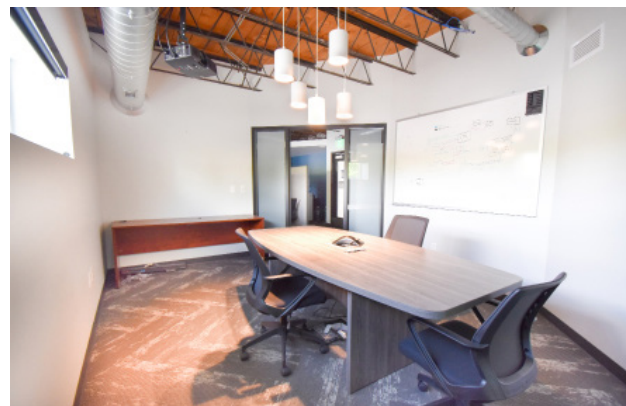
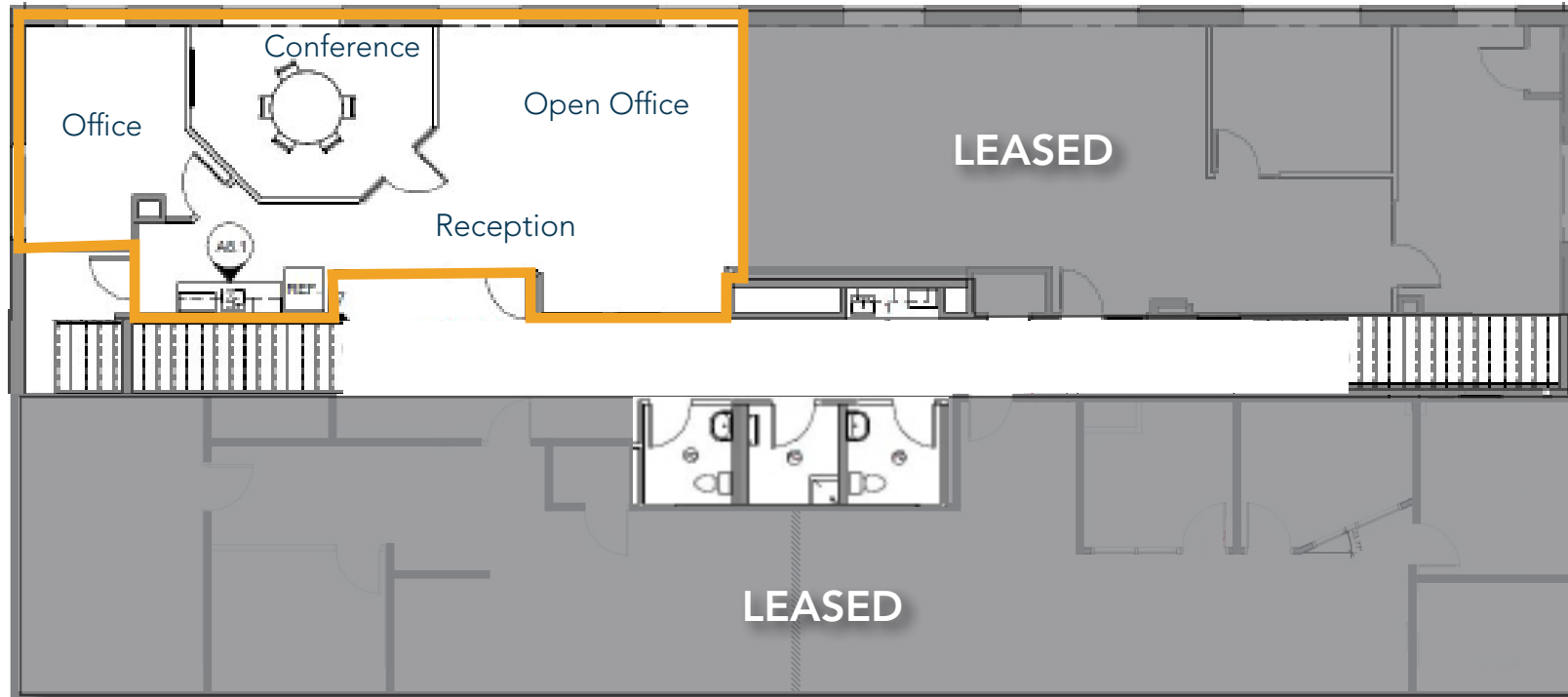
Includes utilities | 2021 estimate

2ND FLOOR PROFESSIONAL OFFICE SPACE IN OLD TOWN

- Private Office, Conference Room, Kitchen, Lobby/Reception, Shared Single Stall Restrooms and Open Space
- 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



FLOOR PLAN



PROPERTY PHOTOS



STREET AND PUBLIC PARKING



RESTRICTED PARKING

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

MAX Stations

- Parking Structure
- Parking Lot
- Downtown Transit Center

MAX

- Pace Bike Share
- Old Town Square Walking Area
- RP3 Zones - Permit Required Residential Parking Only 2-Hour Parking Permitted
- 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.



CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

CONTACT: Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com

