

Space
Available:

Sale Price:

Lease Rate:

NNN Rate:

#105: 2,878 SF

\$700,000
(\$243.22/SF)

\$18.00 / SF

\$9.09/SF*

**Awaiting changes to
2024 association dues*

END CAP RETAIL UNIT FOR SALE OR LEASE CENTRALLY LOCATED IN FORT COLLINS

- Retail unit consisting of ordering/serving station and multiple dining and seating areas, private restrooms, plentiful storage, as well as a spacious lower level unit for offices, meeting rooms, or additional storage
- Centrally located within walking distance of Downtown Fort Collins
- Building and monument signage
- Includes shared outdoor patio
- Available June 1, 2024



EXTERIOR PROPERTY PHOTOS



MAIN LEVEL PHOTOS

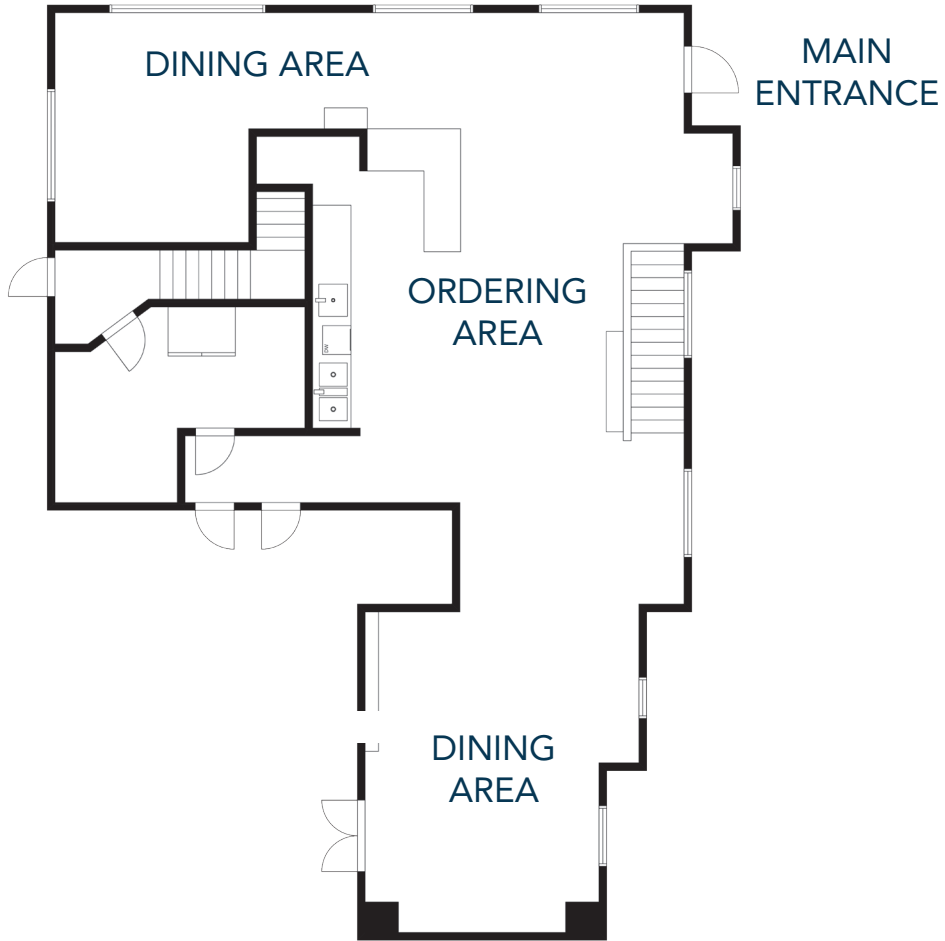


LOWER LEVEL PHOTOS

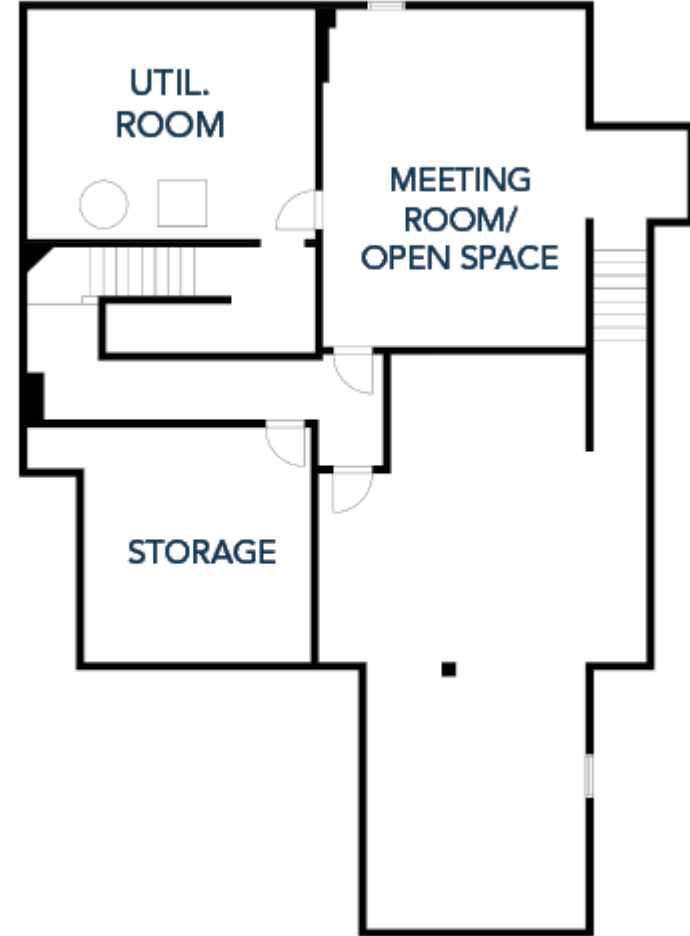


#105 FLOOR PLAN

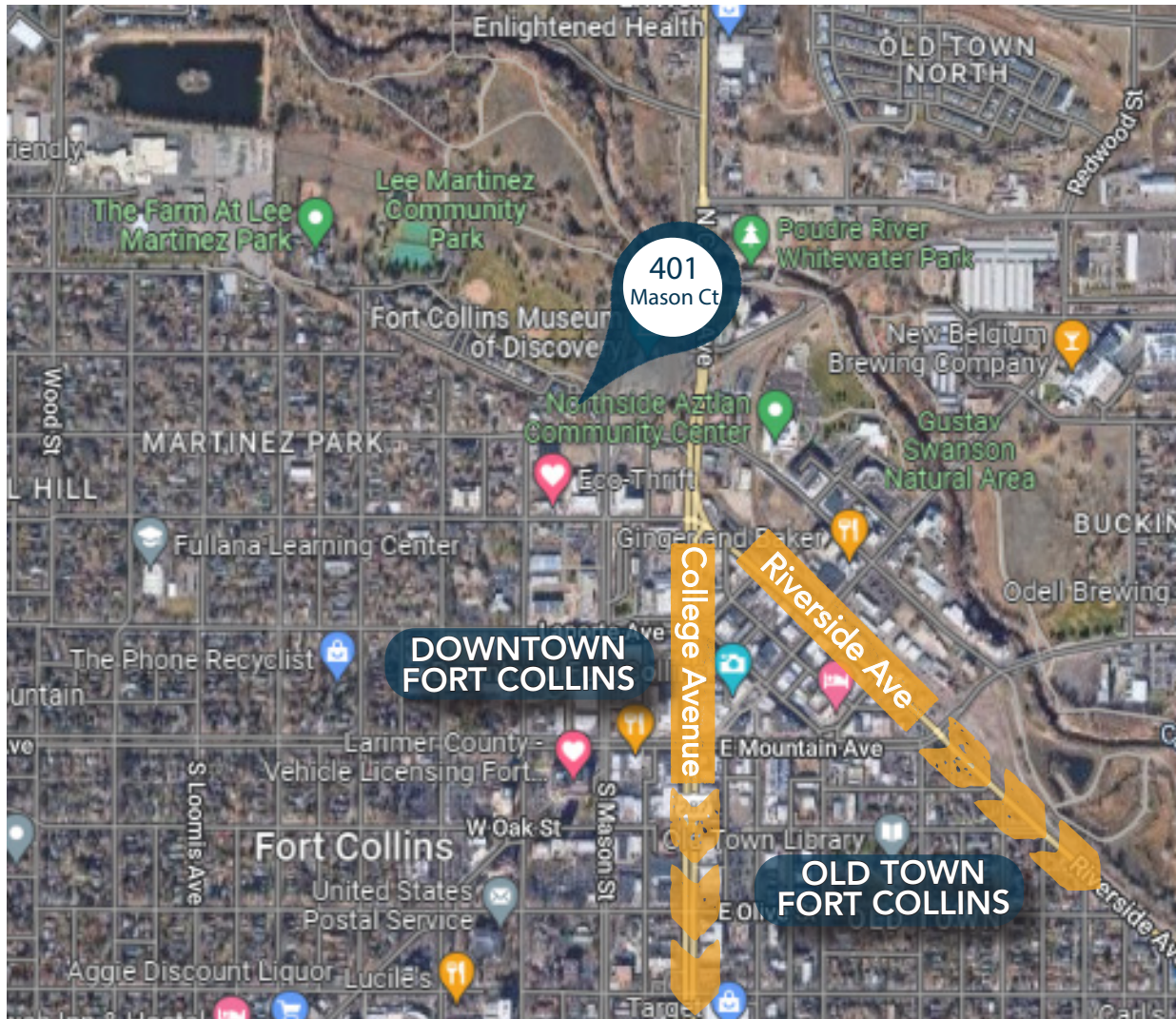
MAIN LEVEL: 1,588 SF



LOWER LEVEL: 1,290 SF



AREA MAP



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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.