

AVAILABLE 2,399 SF
LEASE RATE: \$24.00 / SF NNN
NNN: \$7.00 / SF (Utilities not Included)

302 S COLLEGE AVENUE FORT COLLINS, CO 80524

HIGH EXPOSURE RETAIL/RESTAURANT ON COLLEGE AVE

- Located on the main level of the Uncommon luxury 120 unit apartment complex
- Outdoor Patio Space Available
- 19 designated main floor parking garage spaces for Uncommon retail tenants
- Prominent Old Town location

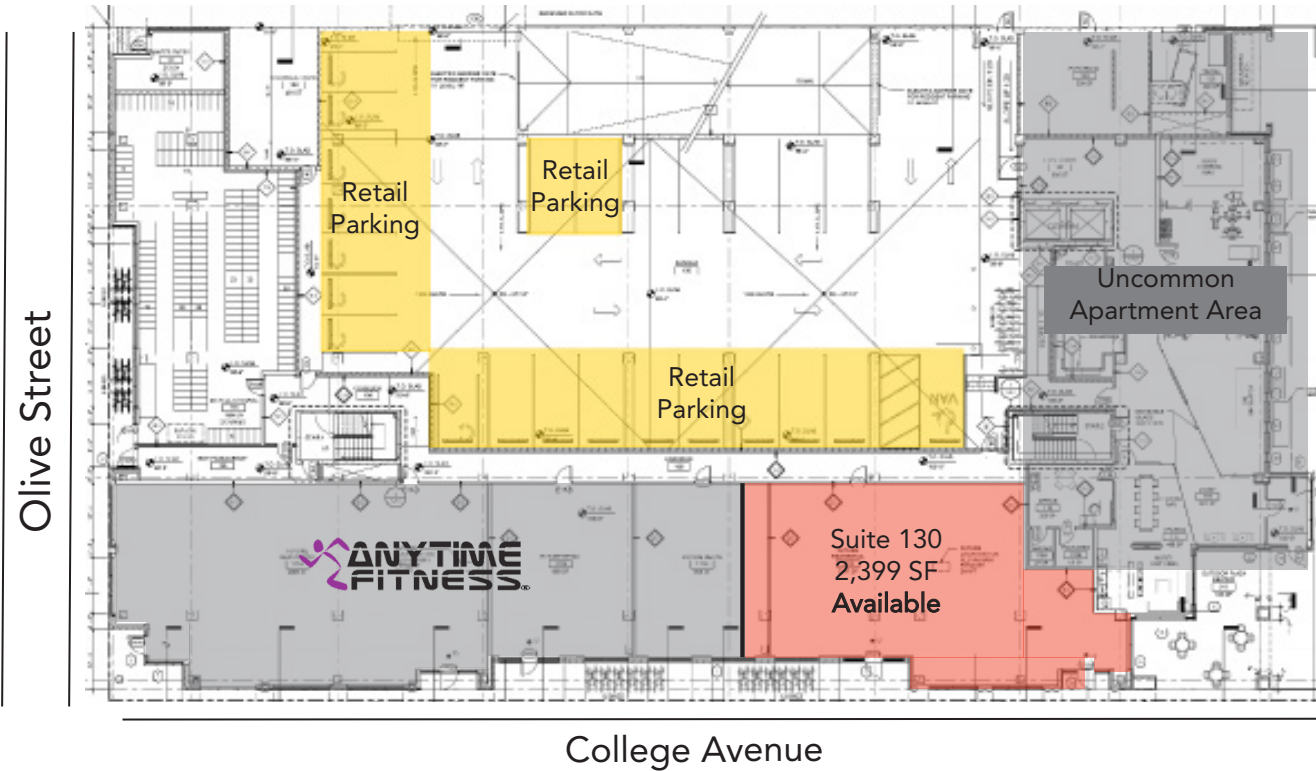


Exterior Property Photos

Outdoor Patio Space Available



FLOOR PLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

Suite 130: 2,399 SF

- Fully built out space
- Prominent retail frontage on College Avenue
- High ceilings and large windows

INTERIOR PROPERTY PHOTOS



302 S COLLEGE AVENUE



AREA MAPS



CONTACT: Greg Roeder • 970-213-2095 • groeder@waypointRE.com

GREG ROEDER
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com