



Suites 3,4,& 5A

2,291 SF

Lease Rate

\$16.00 / SF gross  
(\$3,054/mo.)

*\*Utilities Included*

2120 S COLLEGE AVE  
SUITES 3/4/5A  
FORT COLLINS, CO 80525

SPACIOUS SECOND FLOOR OFFICE SUITES AVAILABLE FOR SUBLEASE ON COLLEGE AVENUE

- Great location on College Ave with quick access to restaurants, retail, and I-25
- Consists of 8 private offices, reception, conference room and breakroom
- Plentiful windows for natural light throughout
- Monument signage
- Shared parking lot



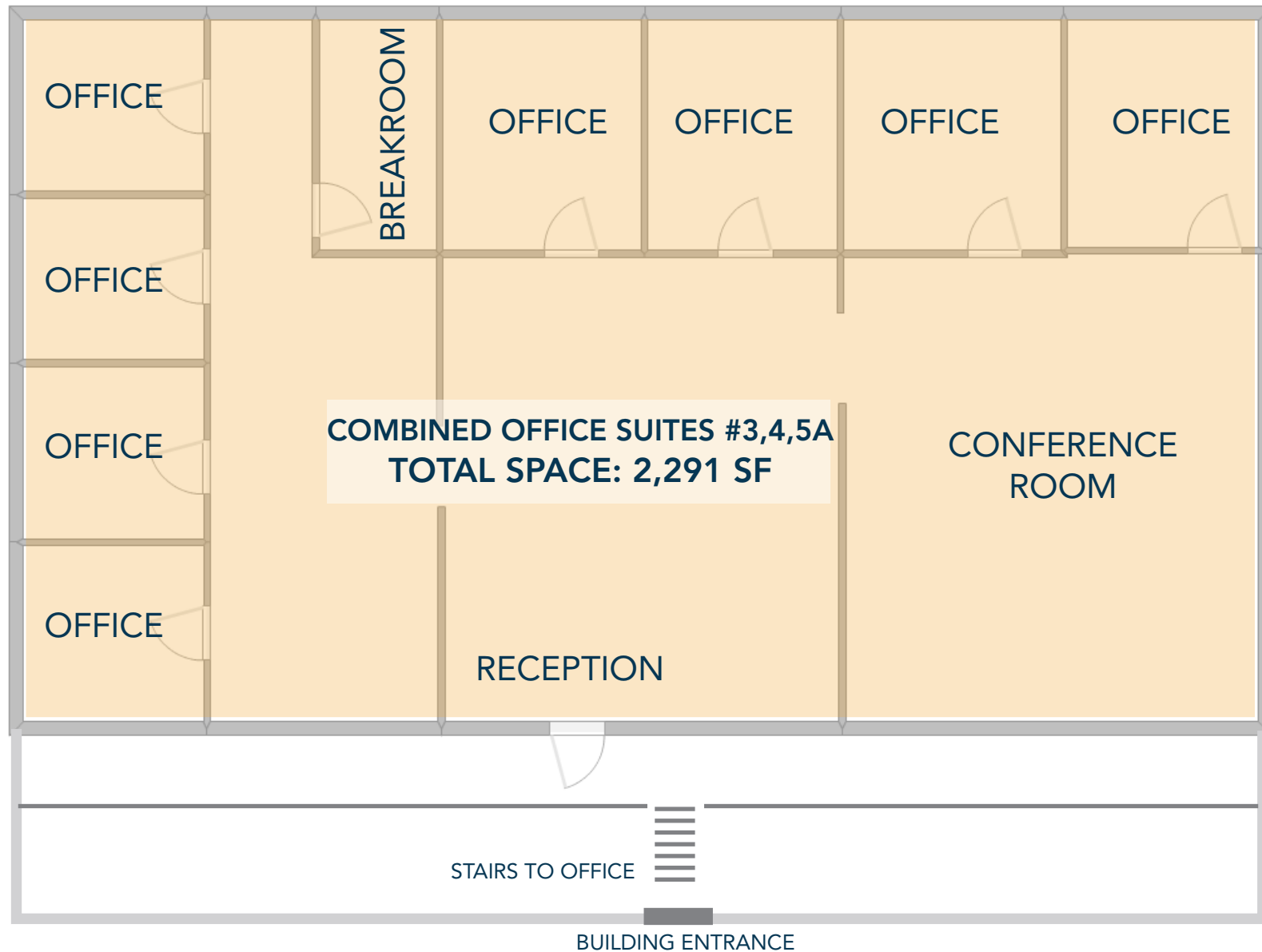


# PROPERTY PHOTOS





# FLOOR PLAN (2ND FLOOR)



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.

DAVID KATZ, CCIM / NICK NORTON, CCIM / JAKE ARNOLD  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)



## AREA MAPS

