

**Space
Available:****Sale Price:****Lease Rate:****NNN Rate:****#105: 2,878 SF****\$650,000
(\$225.85/SF)****\$16.00/SF****\$9.09/SF***

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
- Association dues: \$836.36 per month
- Includes shared outdoor patio



EXTERIOR PROPERTY PHOTOS



MAIN LEVEL PHOTOS

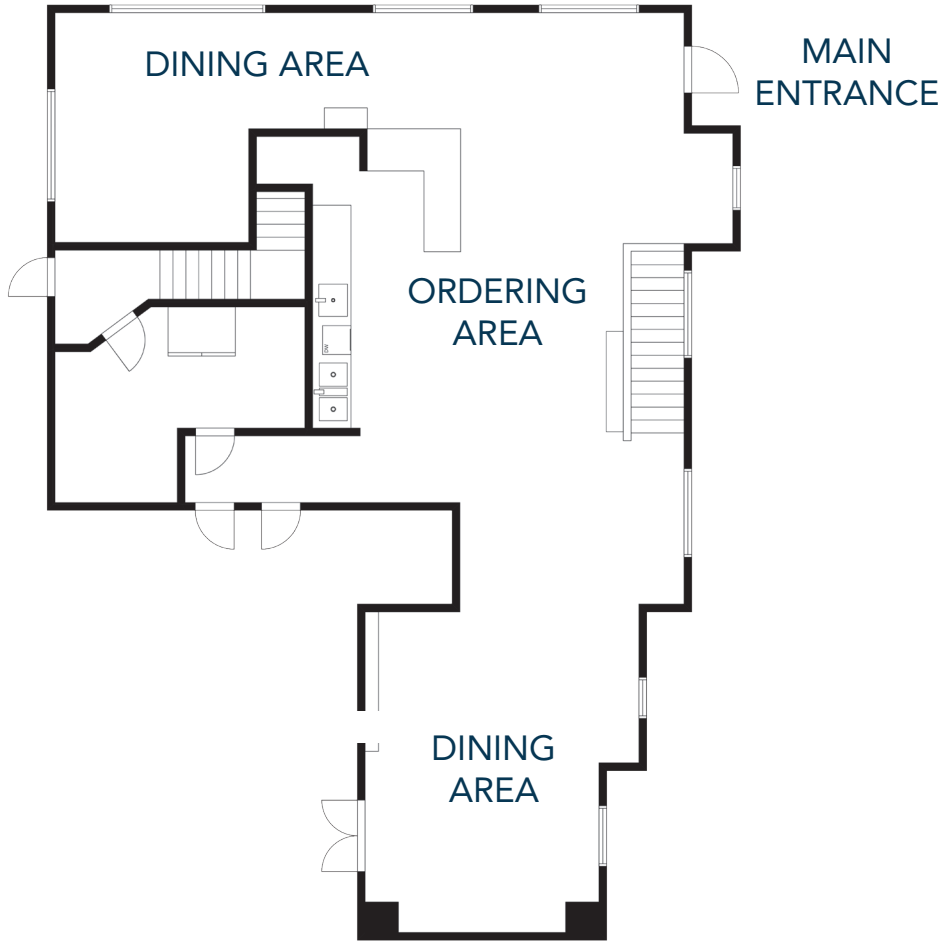


LOWER LEVEL PHOTOS

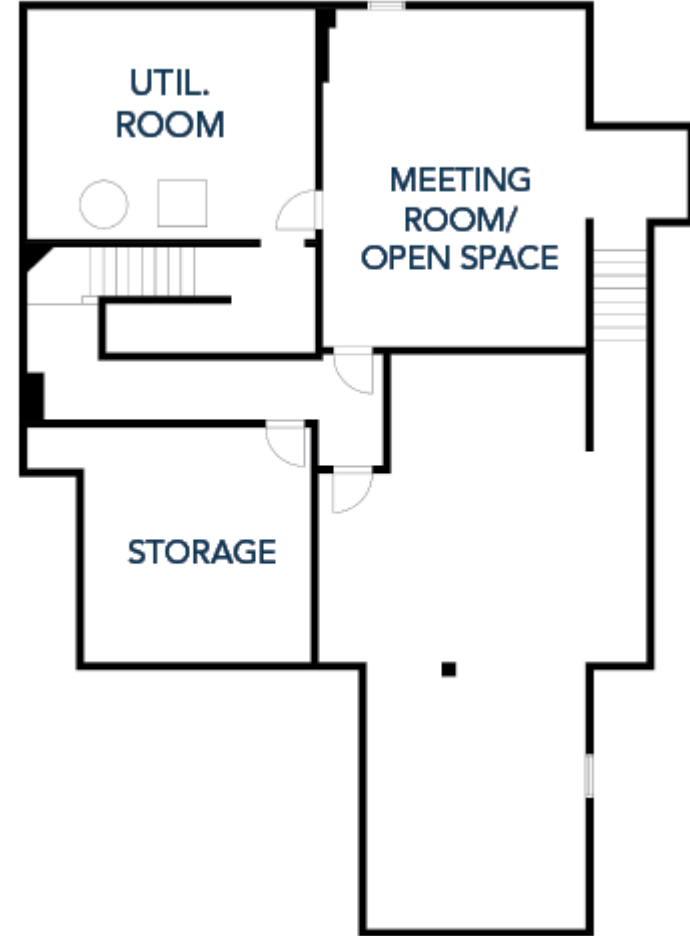


#105 FLOOR PLAN

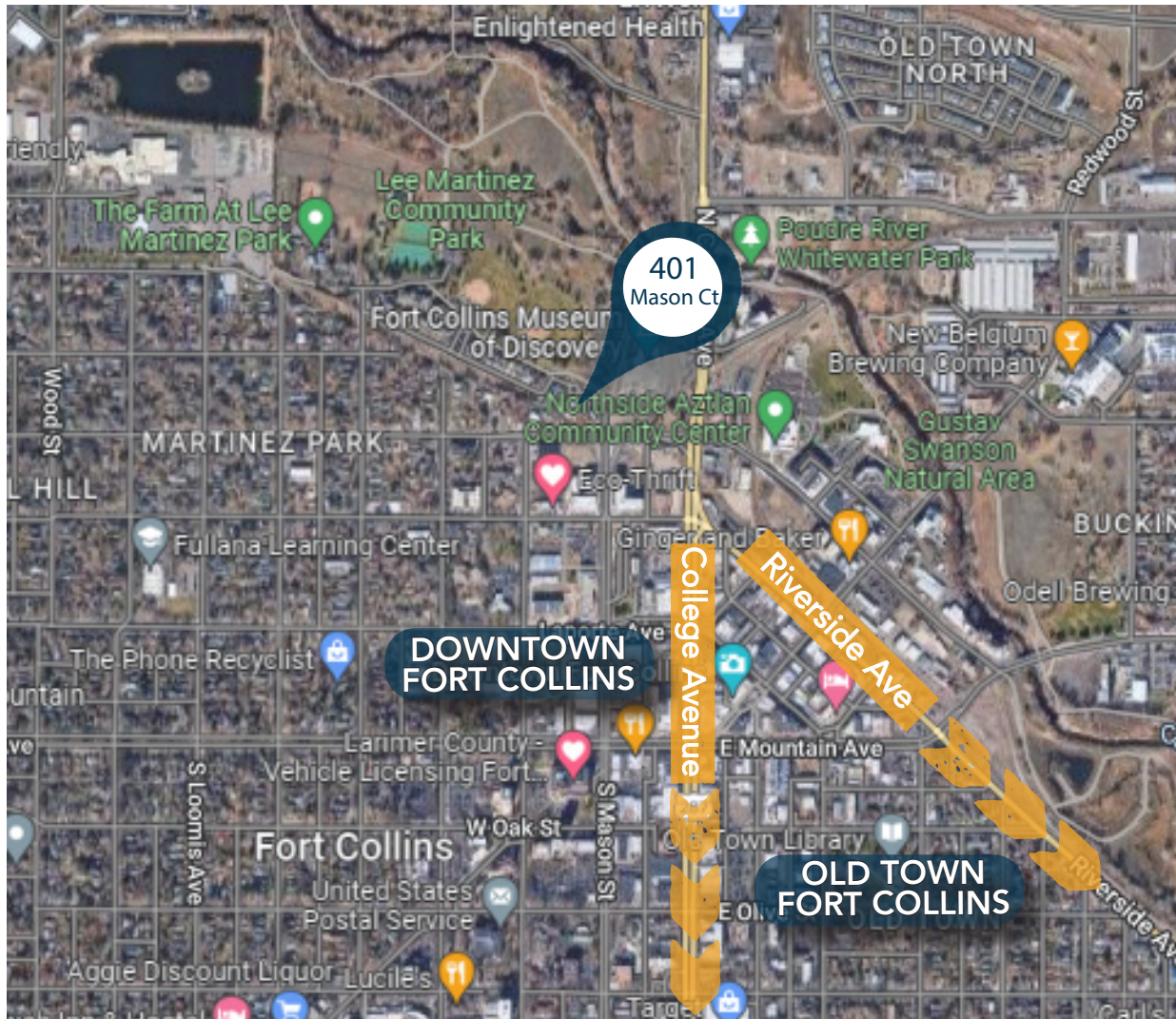
MAIN LEVEL: 1,588 SF



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.