

**130 W LAUREL ST  
FORT COLLINS, CO 80524**

**TURN-KEY RESTAURANT  
FOR LEASE**



**Space Available:**

**Lease Rate:**

**NNN Rate:**

Restaurant Space:	4,113 SF	\$22.00/SF NNN	\$10.00/SF
Retail Space:	4,400 SF	\$14.00/SF NNN	2025 estimate

*HIGH-VISIBILITY RESTAURANT/RETAIL NEAR COLORADO STATE UNIVERSITY FOR LEASE*

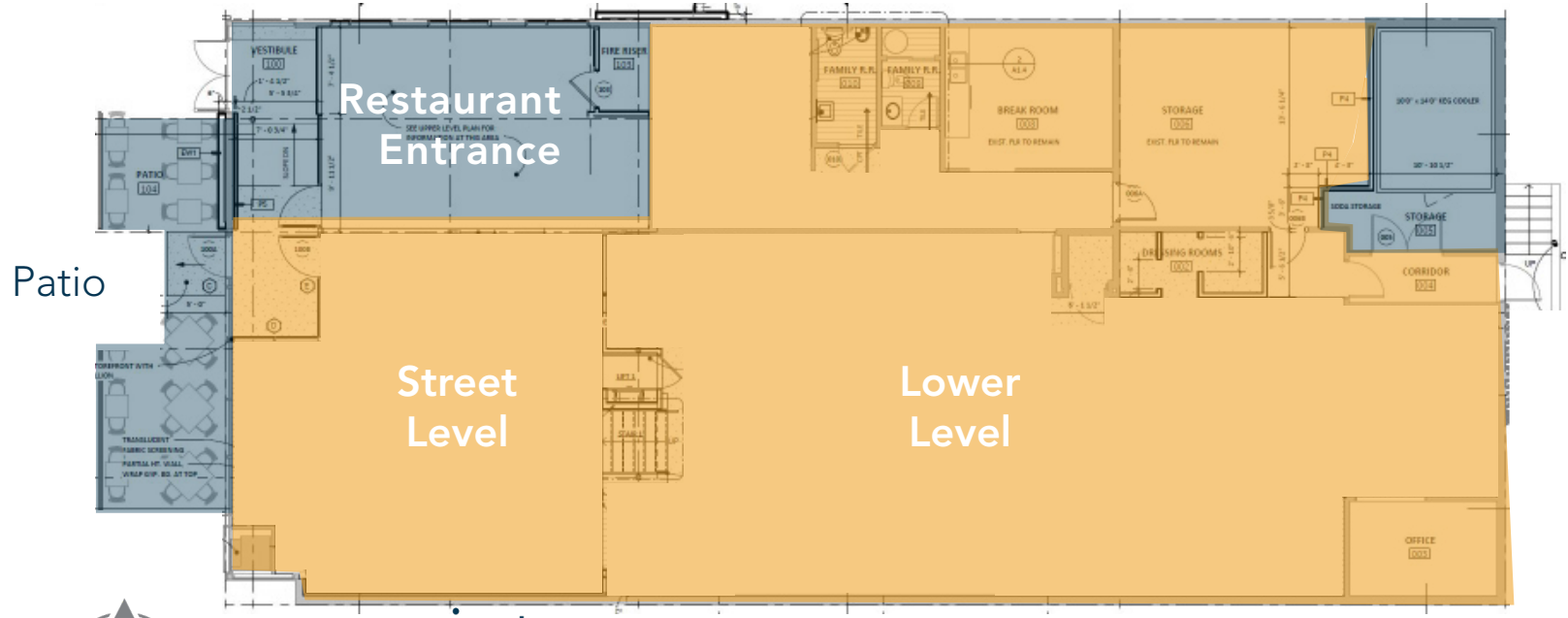
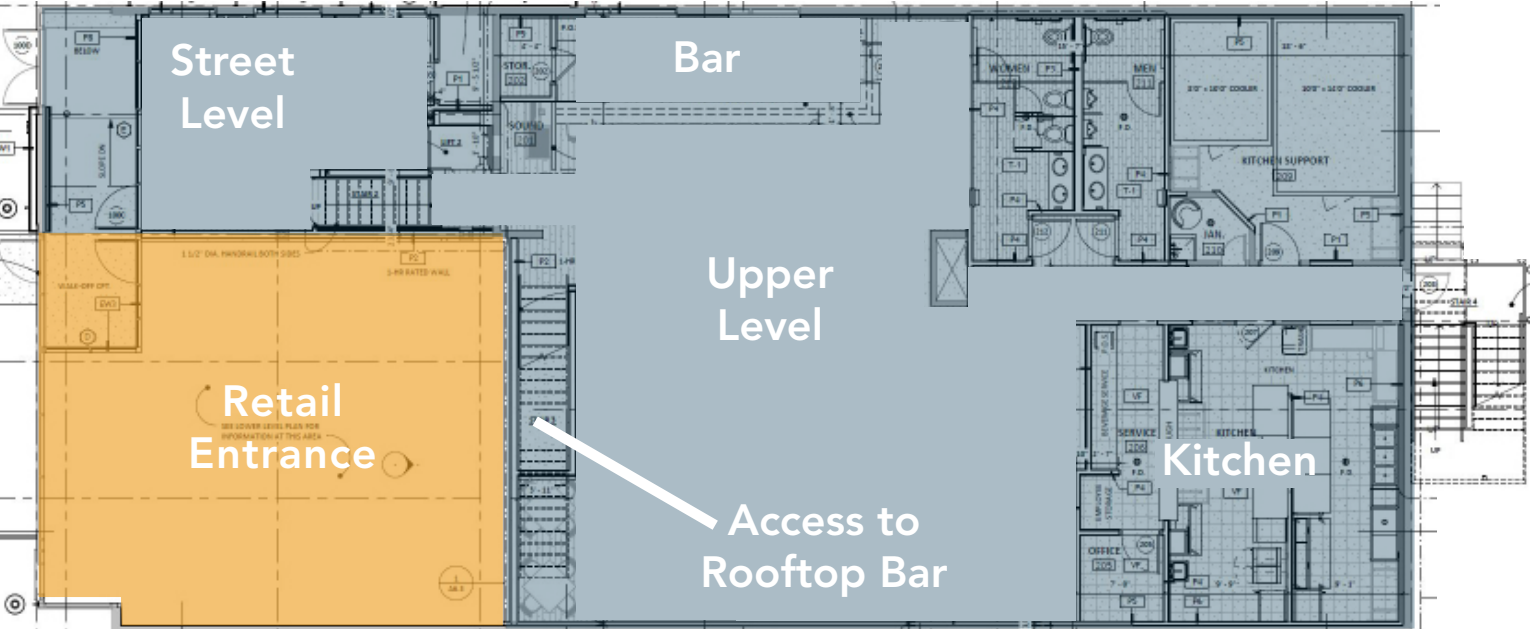
- Restaurant space includes rooftop access/bar, oversized indoor bar, access to hood, grease trap, and walk-in freezer, elevator, restrooms, and prominent building signage.
- Retail space can be converted into restaurant space and includes open floor plan with two levels, and prominent building signage.
- Walking distance from Colorado State University.



# FLOOR PLAN

Restaurant

Retail



Information contained herein deemed accurate but not guaranteed.

# RESTAURANT PHOTOS



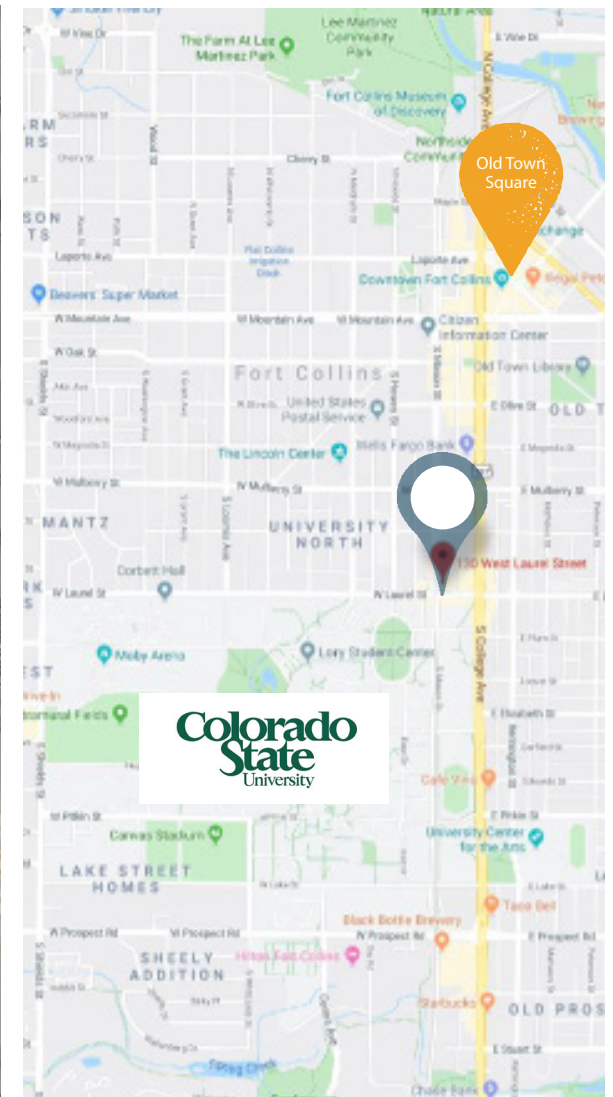
Rooftop space

# RETAIL PHOTOS



# 130 W LAUREL STREET

AREA  
MAPS



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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.