

SUITE 220: 1,250 - 2,505 SF

(Occupancy of Entire Floor Available - 5,184 SF)

LEASE RATE: \$19.50 / SF NNN

NNN: \$10.21 / SF (utilities not included)

*AVAILABLE FEBRUARY 1ST, 2020*

*MAY ACCOMMODATE EARLIER OCCUPANCY IF NEEDED*

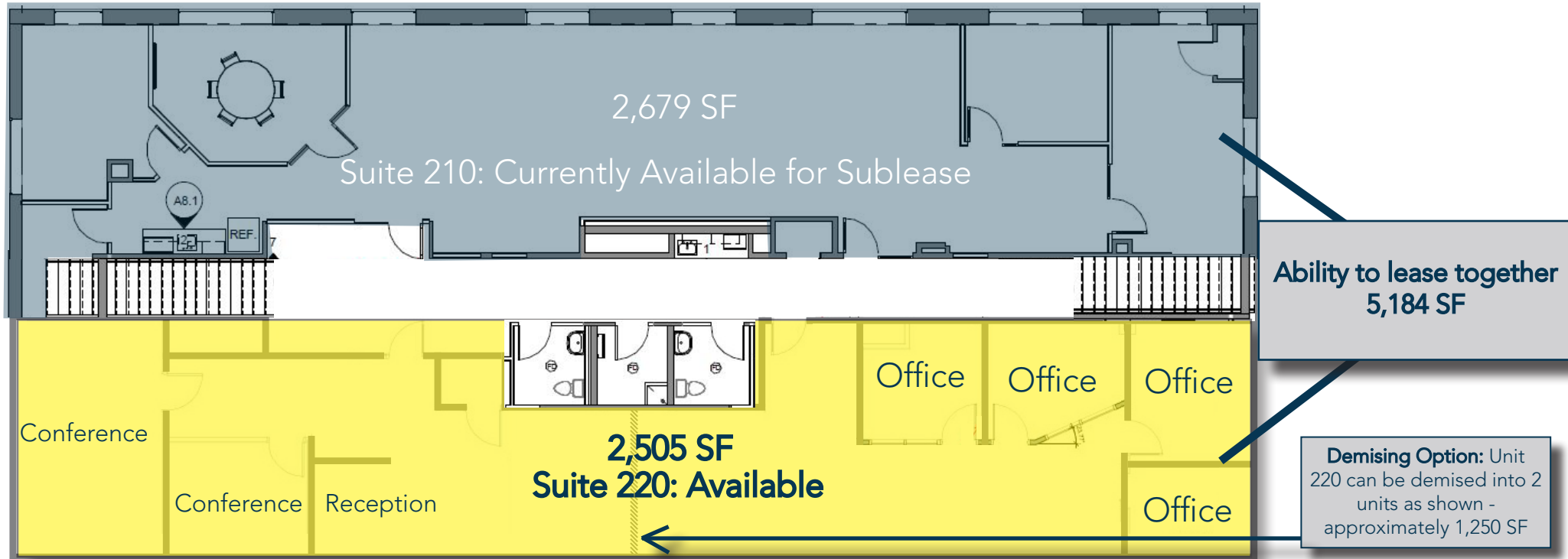
- Two Conference Rooms, 4 Private Offices, Kitchenette, Reception Area, Shared Single Stall Restrooms, and Open Office for Collaborative Work Environment
- Large Windows Throughout for Abundance of Natural Light
- Walking Distance to All Downtown Amenities
- Ample Parking within One-Block Radius
- High Visibility Building Signage Available
- Ability to Expand Across the Hall

**120 W OLIVE STREET**  
**FORT COLLINS, CO 80254**





# FLOOR PLAN

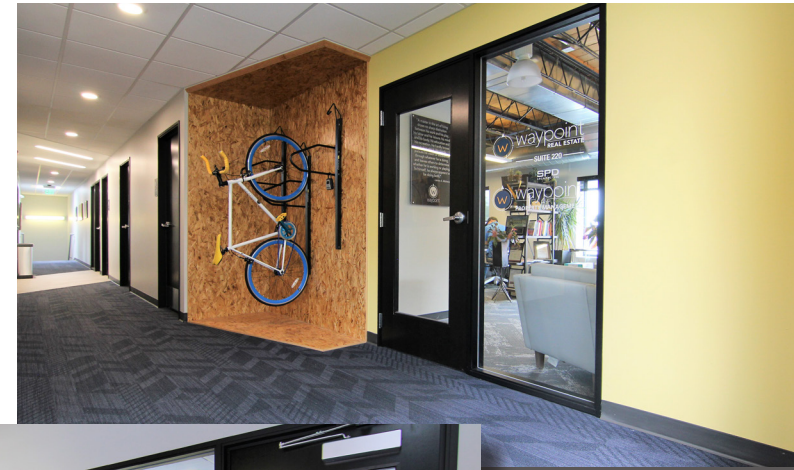


## Property Photos





# ADDITIONAL PHOTOS



BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

NICK NORTON / GREG ROEDER / JOSH GUERNSEY  
120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)



# FORT COLLINS PARKING EXHIBIT



## RESTRICTED PARKING

- 15-30 min
- 1 hr
- 2 hr
- Permit Only



MAX Stations



Parking Structure



Parking Lot



Downtown Transit Center



MAX



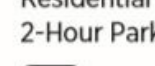
Pace Bike Share



RP3 Zones - Permit Required



Old Town Square



Residential Parking Only  
2-Hour Parking Permitted

Walking Area



Accessible Parking

## Lots/Structures Cost & Restrictions

- Civic Center Parking Structure: \$1/hr., permit
- Old Town Parking Structure: \$1/hr., permit
- Firehouse Alley Parking Structure: \$1.50/hr., permit, hotel
- Jefferson Lot: Free, Permit
- Oak/Remington Lot: 2 hr., Permit
- Olive Lot: Permit
- Mason Lot: \$1/hr., Permit
- 215 Mason Lot: 2 hr.
- City Hall Lot: 2 hr.



waypoint  
REAL ESTATE

BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

NICK NORTON / GREG ROEDER / JOSH GUERNSEY  
120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

# 120 W OLIVE STREET



**CONTACT:** Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

**CONTACT:** Greg Roeder • 970-213-2095 • [groeder@waypointRE.com](mailto:groeder@waypointRE.com)

**CONTACT:** Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)