

179 N COLLEGE
FORT COLLINS, CO 80524



Space Available
352 SF

Base Rate
\$2,000/mo.
NNN Rate
\$692.50/mo.

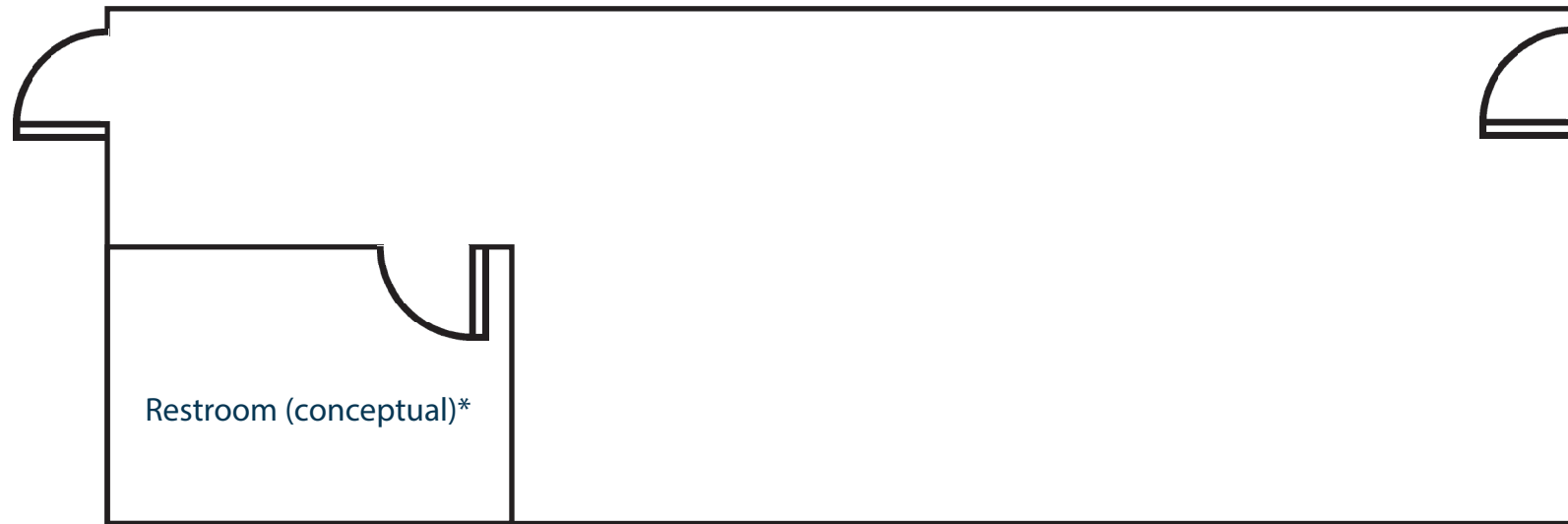
Total Monthly Rent
\$2,692.50
(plus utilities)

PRIME OLD TOWN FORT COLLINS RETAIL OPPORTUNITY

- High exposure display windows and prominent building signage fronting College Avenue
- Heavy day-time foot traffic
- Direct access to all Old Town amenities
 - Over 84,500 daytime employees within a 5 mile radius
 - Landlord to provide warm shell space and restroom
 - On-site parking behind unit



LAYOUT AND PARKING



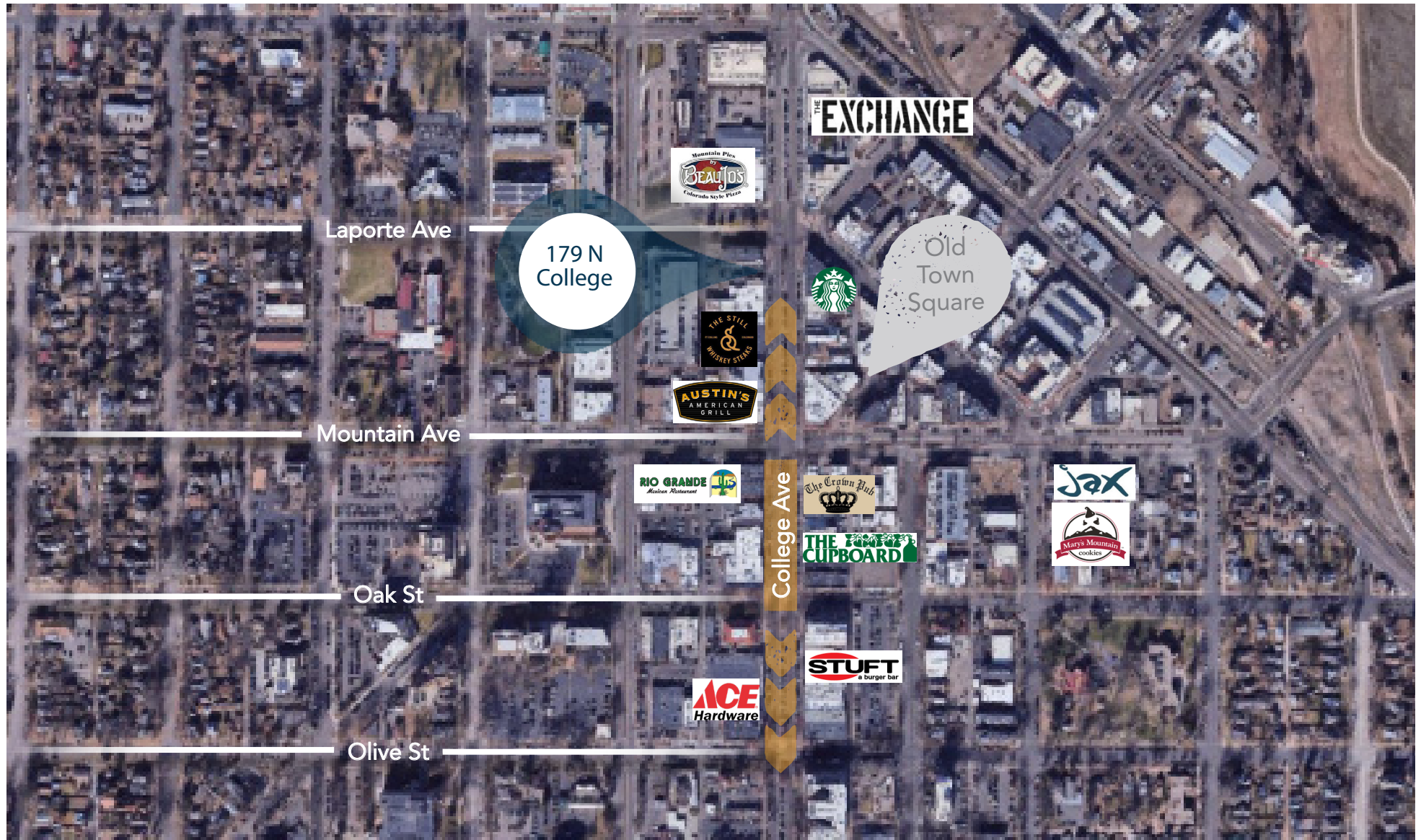
*Landlord to provide warm shell space and restroom



EXTERIOR PHOTO



LOCATION MAP



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