



120 W OLIVE STREET  
FORT COLLINS, CO 80254

Suite 205

1,397 SF

Lease Rate

\$17.50 / SF NNN

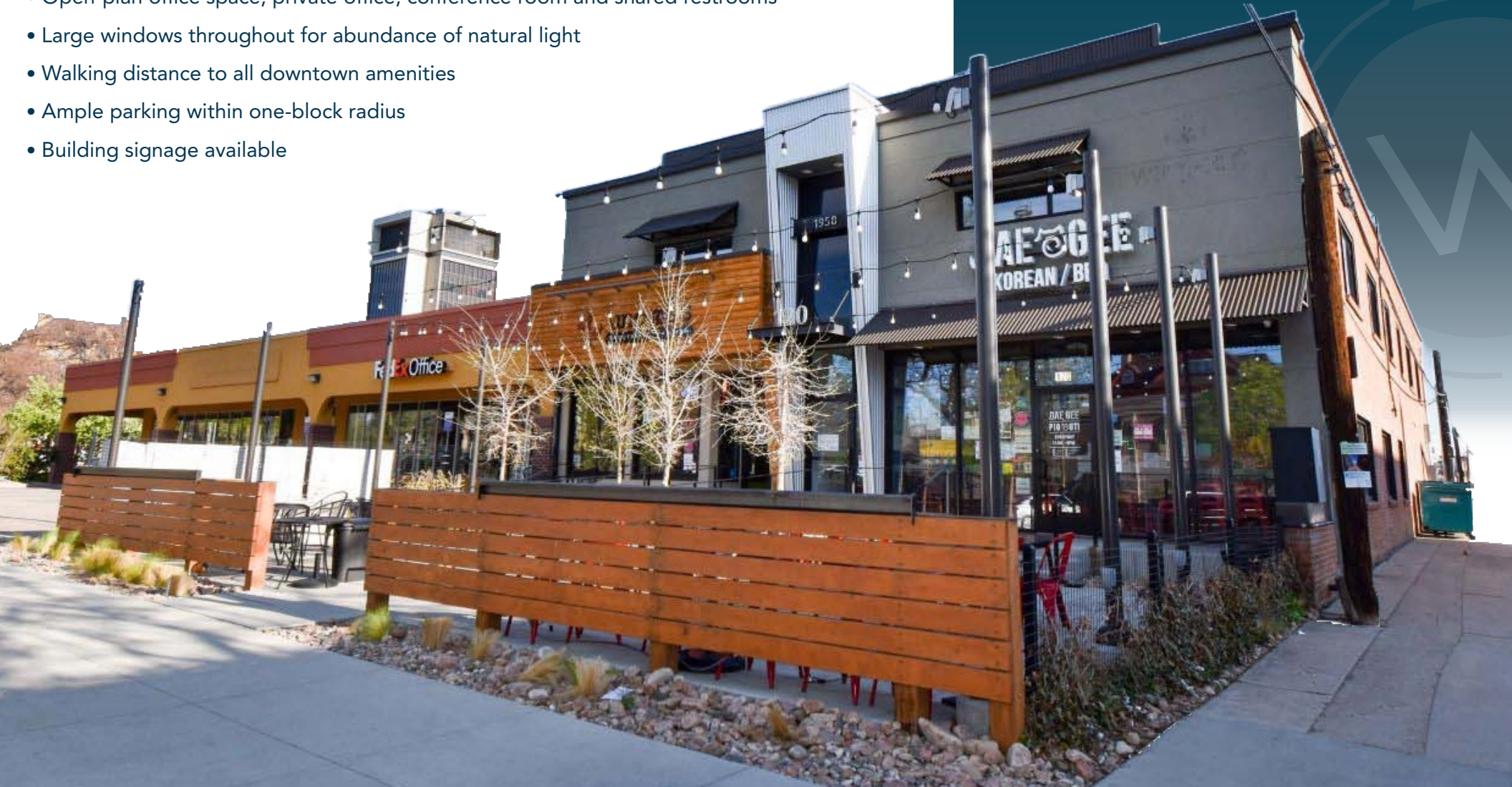
NNN Rate

\$14.93 / SF

*Includes utilities | 2023 estimate*

*2ND FLOOR PROFESSIONAL OFFICE SPACE IN OLD TOWN FORT COLLINS*

- Open-plan office space, private office, conference room and shared restrooms
- Large windows throughout for abundance of natural light
- Walking distance to all downtown amenities
- Ample parking within one-block radius
- Building signage available



# FLOOR PLAN



# PROPERTY PHOTOS



# STREET & PUBLIC PARKING



## RESTRICTED PARKING

- 15-30 min
- 1 hr
- 2 hr
- Permit Only
- School Zone
- No Parking

MAX Stations

Parking Structure

Parking Lot

Downtown Transit Center

Old Town Square Walking Area

MAX  
RP3 Zones - Permit Required  
Residential Parking Only  
2-Hour Parking Permitted

Accessible Parking (All city lots and structures have accessible spaces)

## Lots/Structures Cost & Restrictions

- Civic Center Parking Structure: \$1/hr., permit
- Old Town Parking Structure: \$1/hr., permit
- Firehouse Alley Parking Structure: \$1/hr., permit, hotel
- Jefferson Lot: 2 hr., 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.

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**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)



NICK NORTON / JAKE ARNOLD / JOSH GUERNSEY

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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