

177 N COLLEGE
FORT COLLINS, CO 80524



Space Available

1,274 SF

Base Rate

\$32.00 / SF

NNN Rate

\$11.16 / SF

Total Monthly Rent

\$4,582.15/mo
(plus utilities)

PRIME OLD TOWN FORT COLLINS RETAIL OPPORTUNITY

- High exposure display windows and prominent building signage fronting College Avenue
- Open floor plan with private office, restroom, and storage
- Heavy day-time foot traffic
- Direct access to all of Old Town amenities
- Over 84,500 daytime employees within a 5 mile radius
- On-site parking behind unit



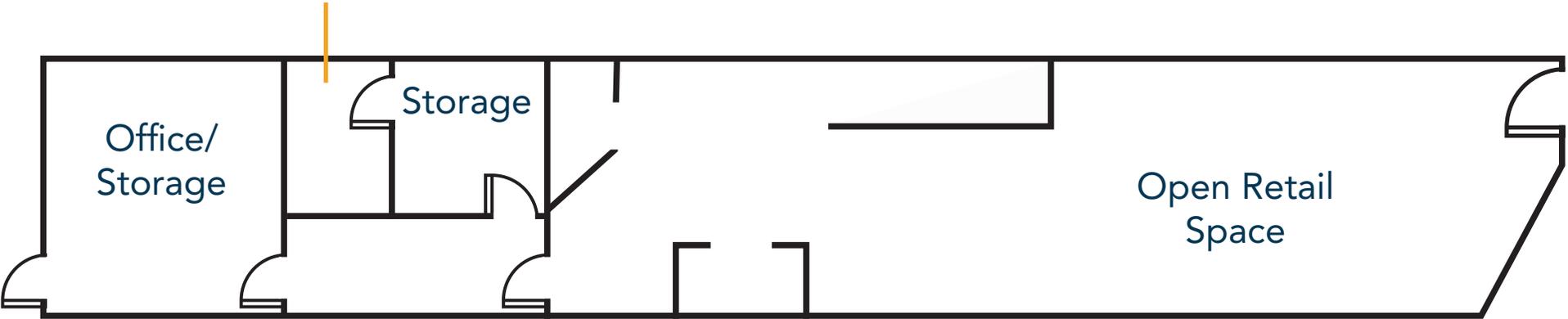
PROPERTY PHOTOS



LAYOUT AND PARKING



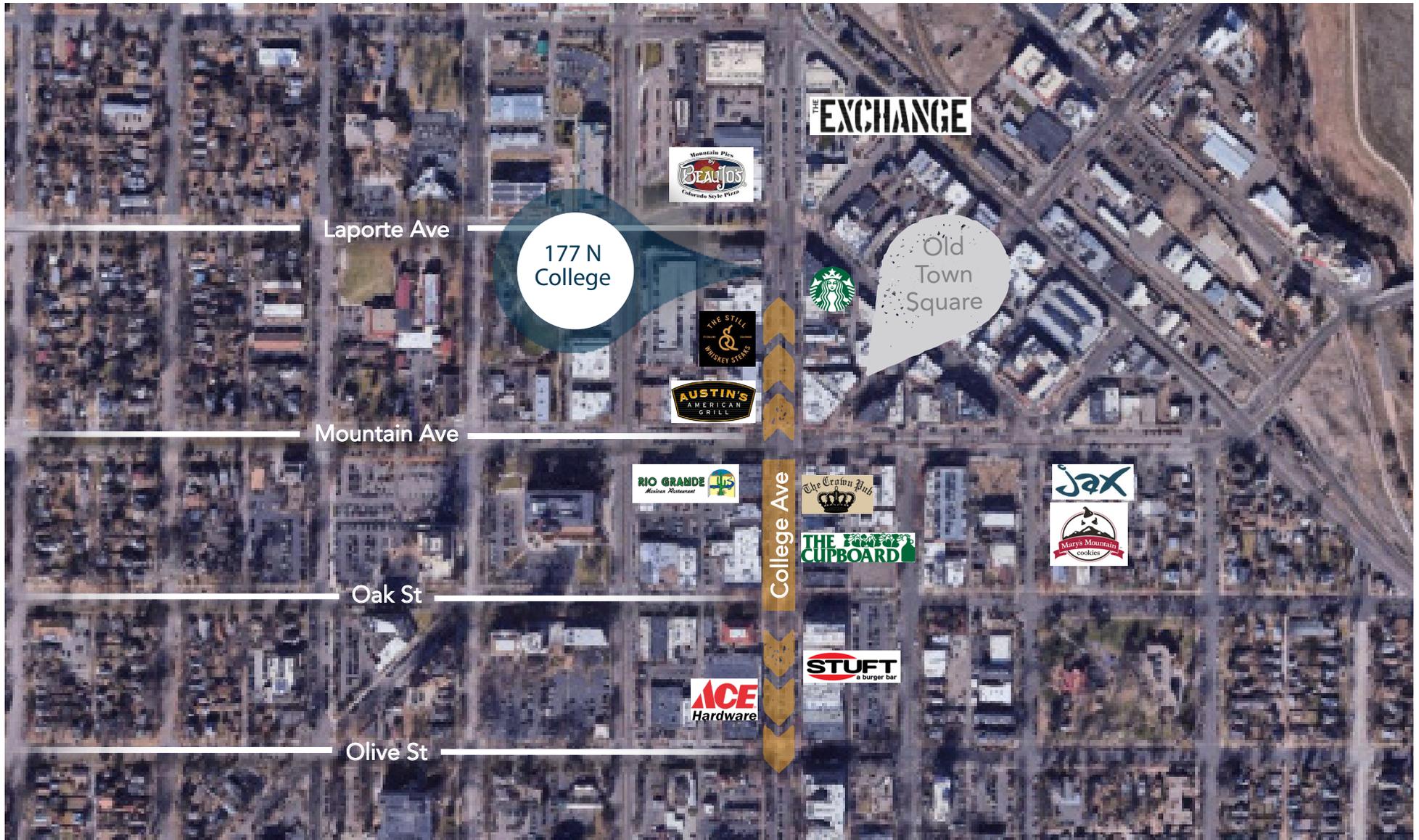
Restroom



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

N COLLEGE AVE

AREA MAP



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