



506 S COLLEGE AVENUE  
FORT COLLINS, CO 80524

Unit

506 C

506 D

Lease Rate

\$700/mo. gross\*

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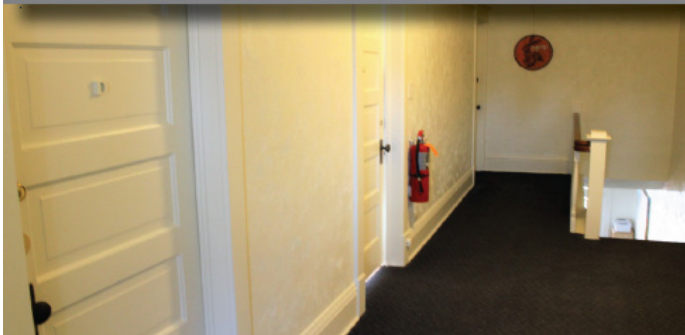
(\*utilities included)

2 UNITS AVAILABLE IN HIGH EXPOSURE BUILDING ON SOUTH COLLEGE AVE

- Prominent College Avenue Frontage and Monument Signage
- Central Old Town Location with Close Proximity to Many Restaurants, Retailers and Colorado State University
- High Visibility and Location (30,597 Vehicles Per Day)
- One Unassigned Parking Spot Per Unit
- Monument Signage Available
- Available July 1, 2023



Common Area



Suite C

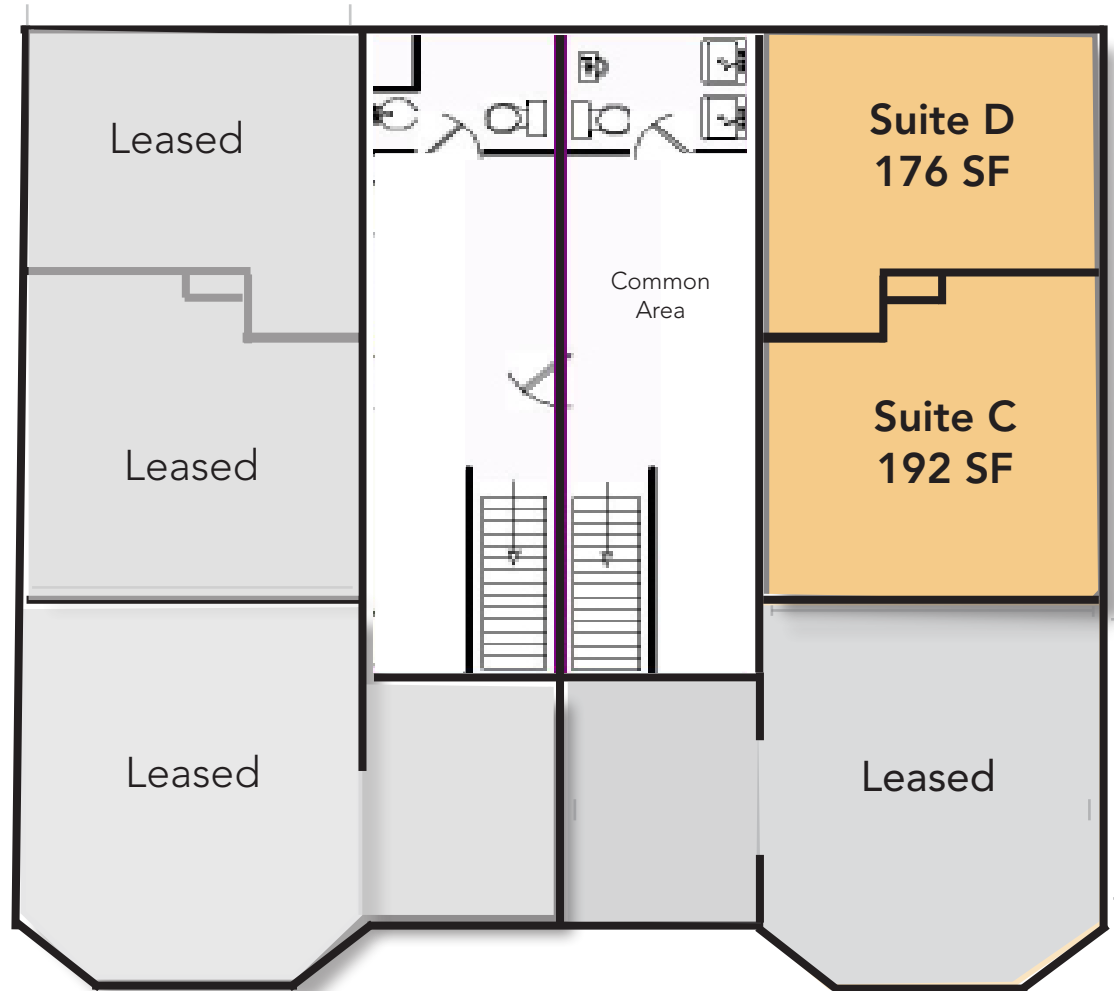


Onsite Parking



# FLOOR PLAN

## Second Floor



College Avenue



# AREA MAP



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