

516 S COLLEGE AVENUE  
FORT COLLINS, CO 80524



Suite 100-101

Lease Rate

NNN Rate

1,800 SF  
*approx.*

\$19.00 / SF

\$7.12 / SF  
*estimated*

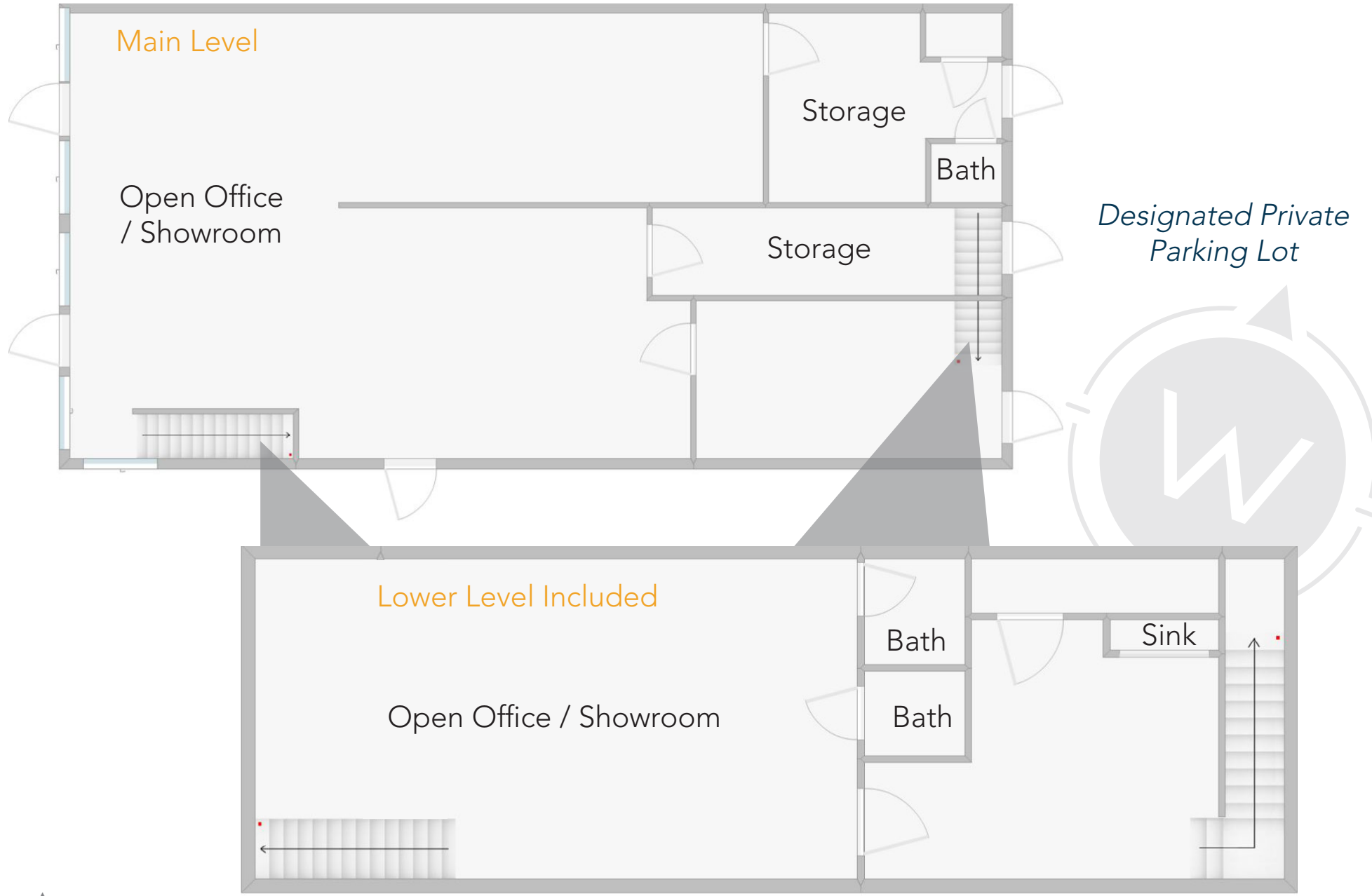
HIGH EXPOSURE STOREFRONT RETAIL / OFFICE ON COLLEGE AVENUE

- 1,800 SF of Ground Level Retail / Office
- Additional 1,140 SF of Fully Finished Lower Level Included at No Additional Cost
- Large Floor to Ceiling Windows for Abundance of Natural Light
- High Visibility Location (30,597 Vehicles Per Day *City of Fort Collins 2018*)
  - Prominent College Avenue Frontage and Building Signage
  - Ample On Site Parking and Alley Access



# FLOOR PLAN

College Avenue



waypoint  
REAL ESTATE

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.

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# PROPERTY PHOTOS





# 516 S COLLEGE AVENUE



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