

130 S MASON STREET  
FORT COLLINS, CO 80524



Available Space  
2,290 SF approx.

Lease Rate  
\$32.00 / SF NNN  
*utilities not included*

NNN Rate  
\$9.64 / SF  
*Estimated*

HIGH VISIBILITY RESTAURANT LOCATED IN THE HEART OF OLD TOWN

- Restaurant space includes a full service kitchen, two built in bars, restrooms, direct parking lot access, and prominent building signage
- Approximately 2,290 SF of Main-level Dining and Kitchen Space
- Large Basement / Dry Storage also Included
- Furniture, Fixtures and Equipment Negotiable
- Patio Space Available on Mason Street
- Located in the Heart of Old Town

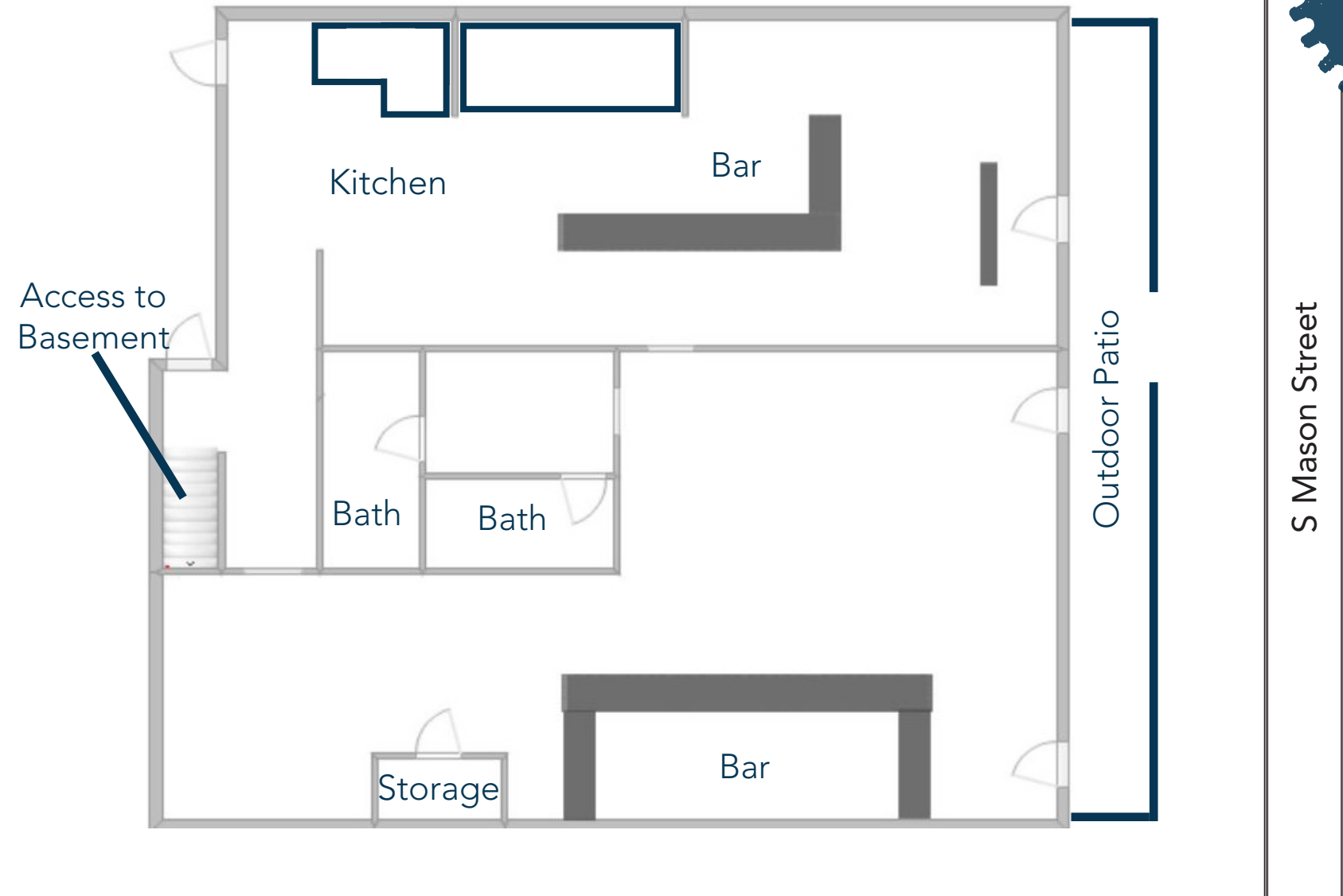




# FLOOR PLAN

MAIN LEVEL - 2,290 SF

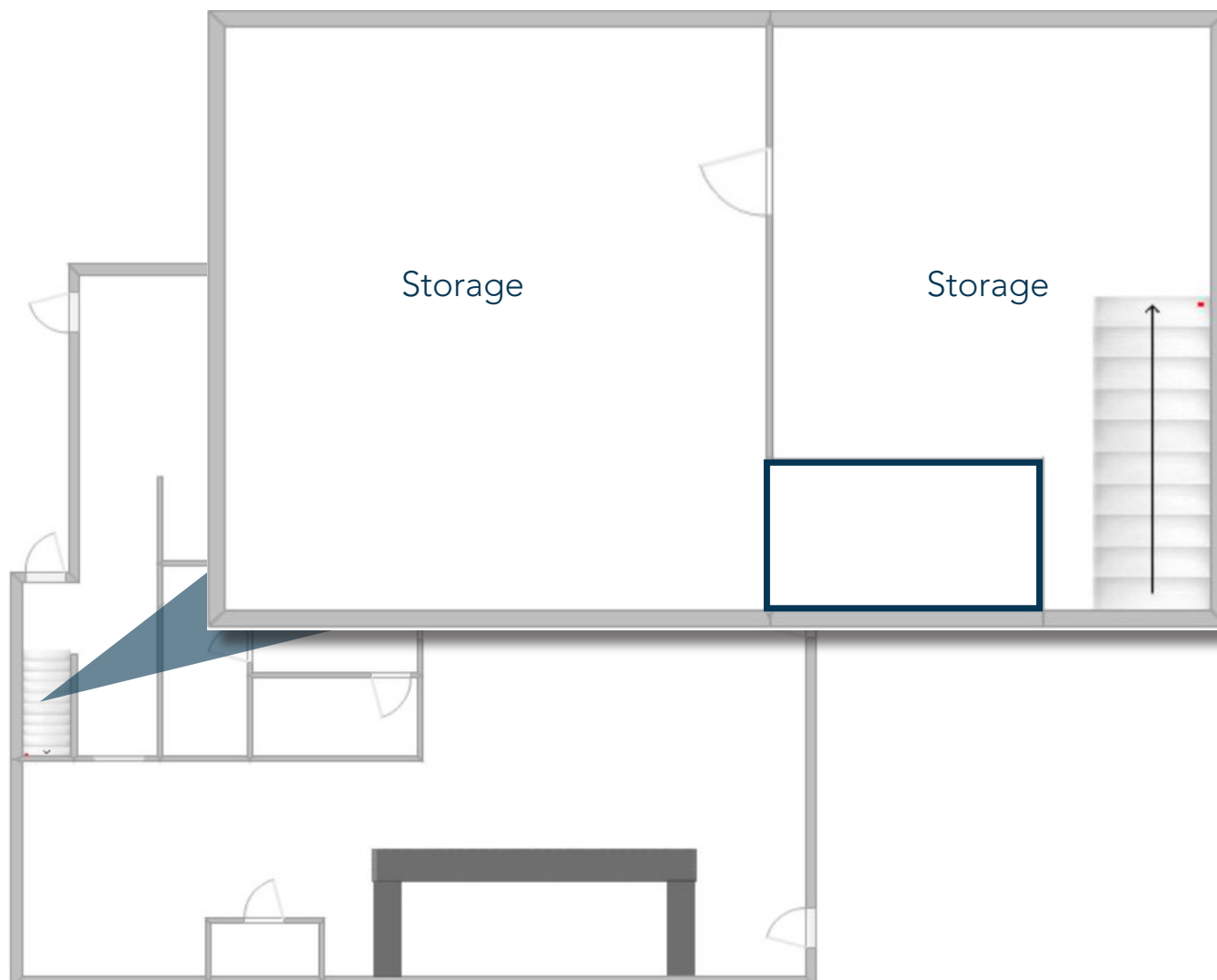
Furniture, Fixtures  
and Equipment  
is Negotiable



Information contained herein deemed accurate but not guaranteed.

# FLOOR PLAN

## BASEMENT / DRY STORAGE



### Basement Photos



*Information contained herein deemed accurate but not guaranteed.*



# RESTAURANT PHOTOS

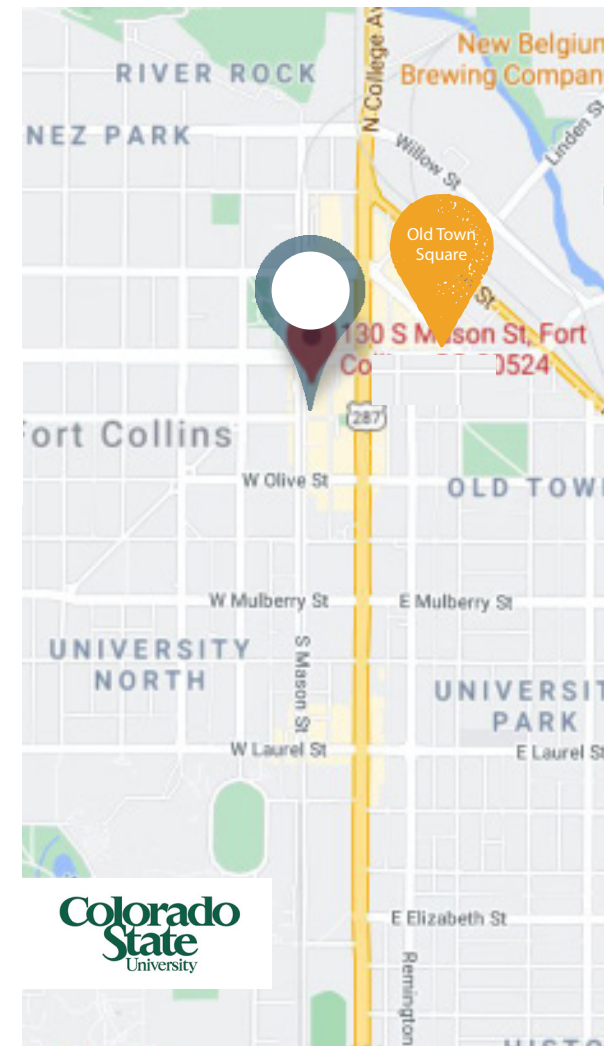




# RESTAURANT PHOTOS







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