

220 WILLOW ST
UNIT 101

FORT COLLINS, CO 80524

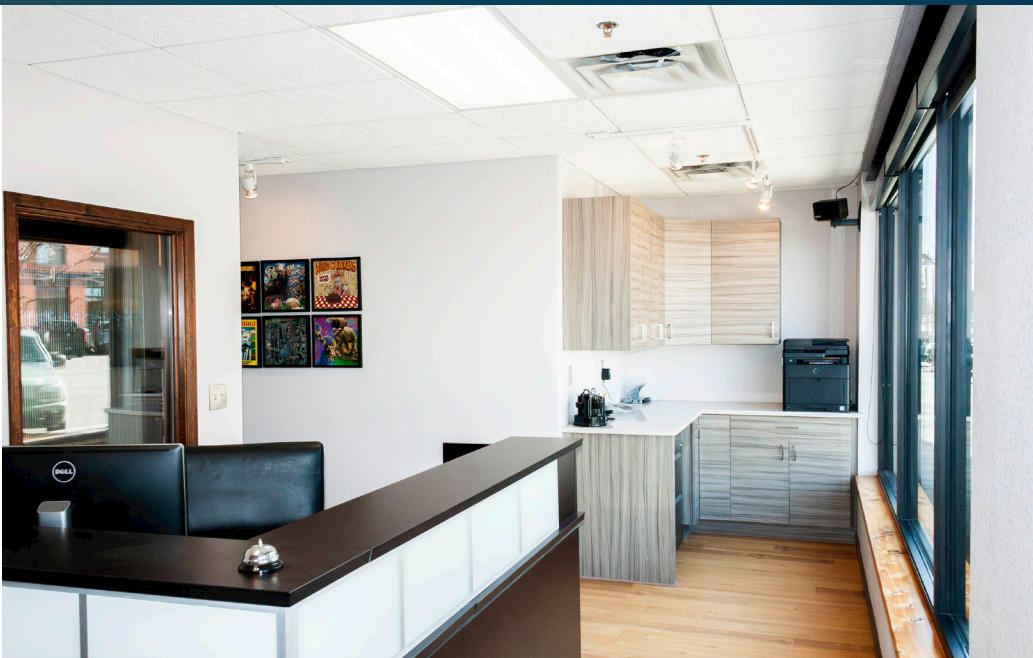
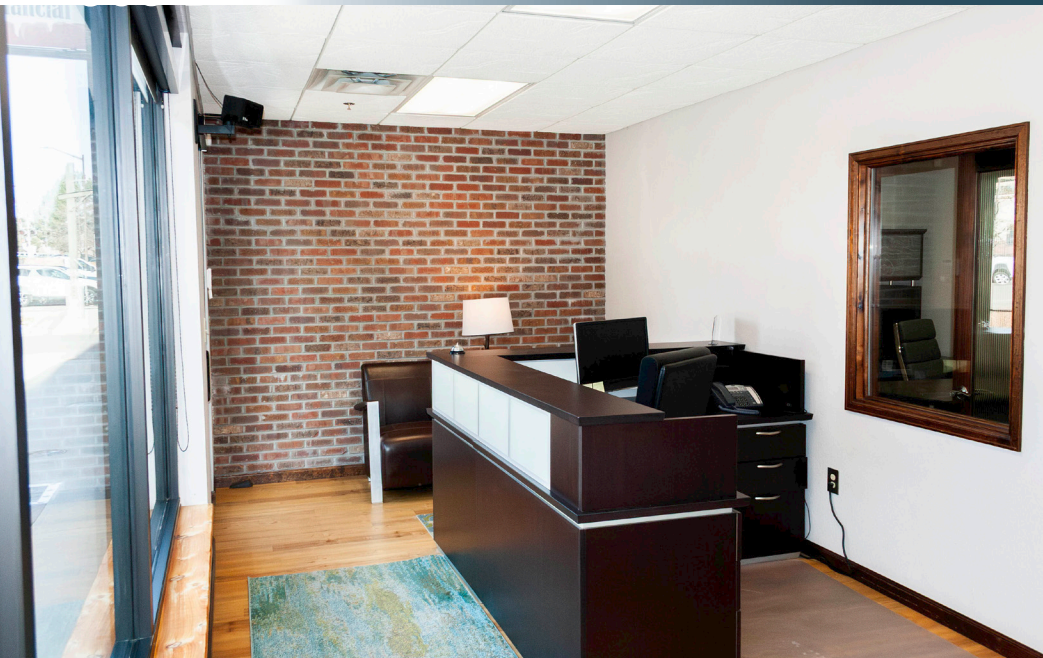


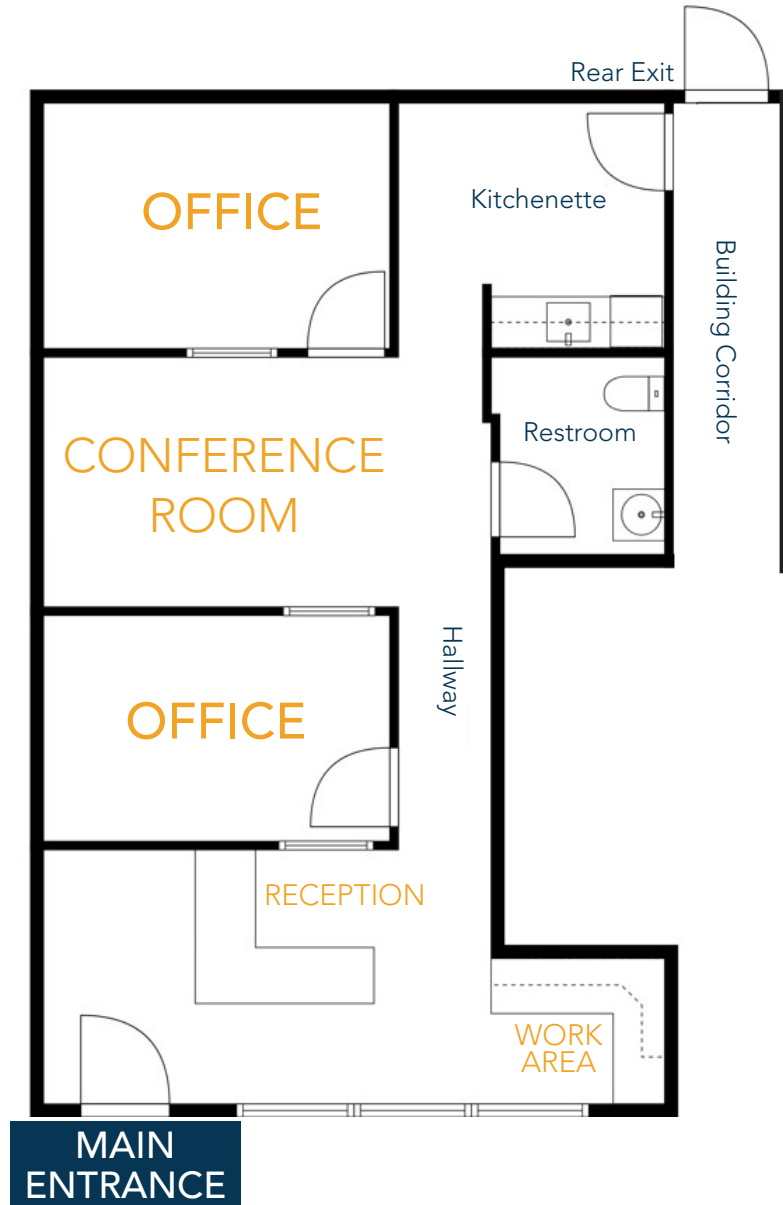
Unit 101:	Sale Price:	Lease Rate:	NNN Rate:
973 SF	\$419,000	\$24.00/SF	\$13.31/SF
			<small>*2025 Estimate</small>

PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE IN OLD TOWN FORT COLLINS

- **Prime location just north of Old Town**, near North College Ave and the Poudre River Trail, offering urban convenience and scenic surroundings with easy access to downtown amenities, restaurants, and retail.
- **Well-designed layout** with a welcoming reception area, abundant natural light, 2 private offices, a conference room, kitchenette, private restroom, and rear exit.
- **Surrounded by local favorites:** Northside Aztlan Community Center, The Exchange, Fort Collins Museum of Discovery, Ginger & Baker, New Belgium Brewing, The Elizabeth Hotel and Emporium, and much more.







AREA MAP

Satellite View



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com
Jake Arnold • 970-294-5331 • jarnold@waypointRE.com



JAKE ARNOLD / NICK NORTON, CCIM
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.