160 W MOUNTAIN AVE FORT COLLINS, CO 80525

PROSPECTIVE USES: RESTAURANT | RETAIL | OFFICE



Space Available:

Ground Level: 800 SF - 9,000 SF

Lower Level: Up to an additional 9,000 SF

Lease Rate:

Contact broker for pricing

HISTORIC WILLIAM S. HILL BUILDING REVITALIZATION WITH SPACE FOR LEASE

- Historic William S. Hill building
- Prominent building located at the corner of Mountain Avenue and Mason Street with a Max bus stop just outside
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 Situated steps from Fort Collin's most popular retail and restaurant amenities

 Located immediately adjacent to City Parking Garage

 9 Onsite parking spaces

 Conceptual demising plans shown below

 Target date of completion: Summer 2024

CURRENT AND CONCEPTUAL FACADE



Planned Improvements:

- New windows
- New patio
- New lighting fixtures
- New window & door assembly
- Painted brick & new exterior paint
- Restored cornice
- Restored exterior building panels



*All plans conceptual and subject to final design and feasbility, including obtaining any required city approvals



SITE PLAN





CONCEPTUAL FLOORPLANS



LOWER LEVEL UP TO ADDITIONAL 9,000 SF

LOCAL POSITIONING



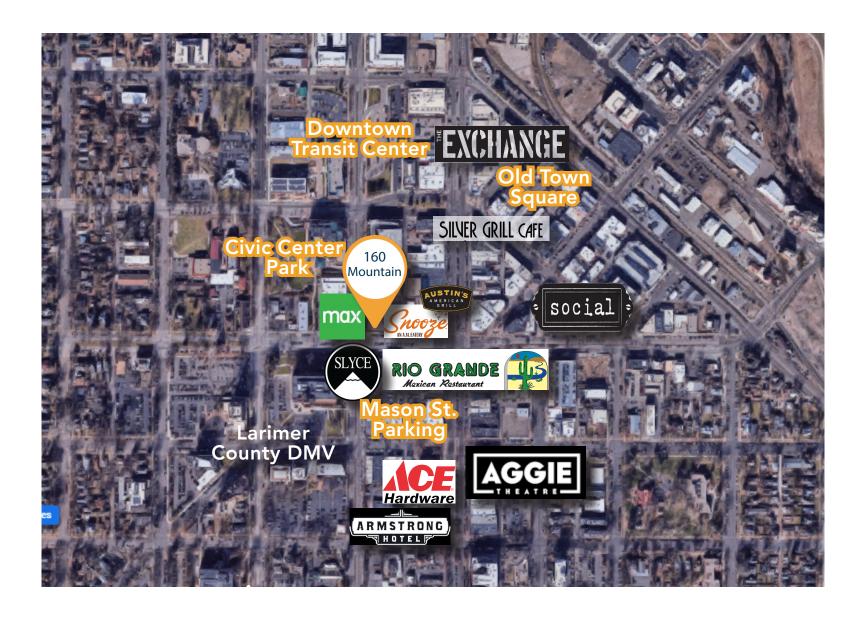


NEIGHBORHOOD MAP





AREA MAP





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