

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
- 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 feasibility, 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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