

177 N COLLEGE
FORT COLLINS, CO 80524



waypoint
REAL ESTATE

Space Available

1,120 SF

approx.

Lease Rate

\$25.00 / SF NNN

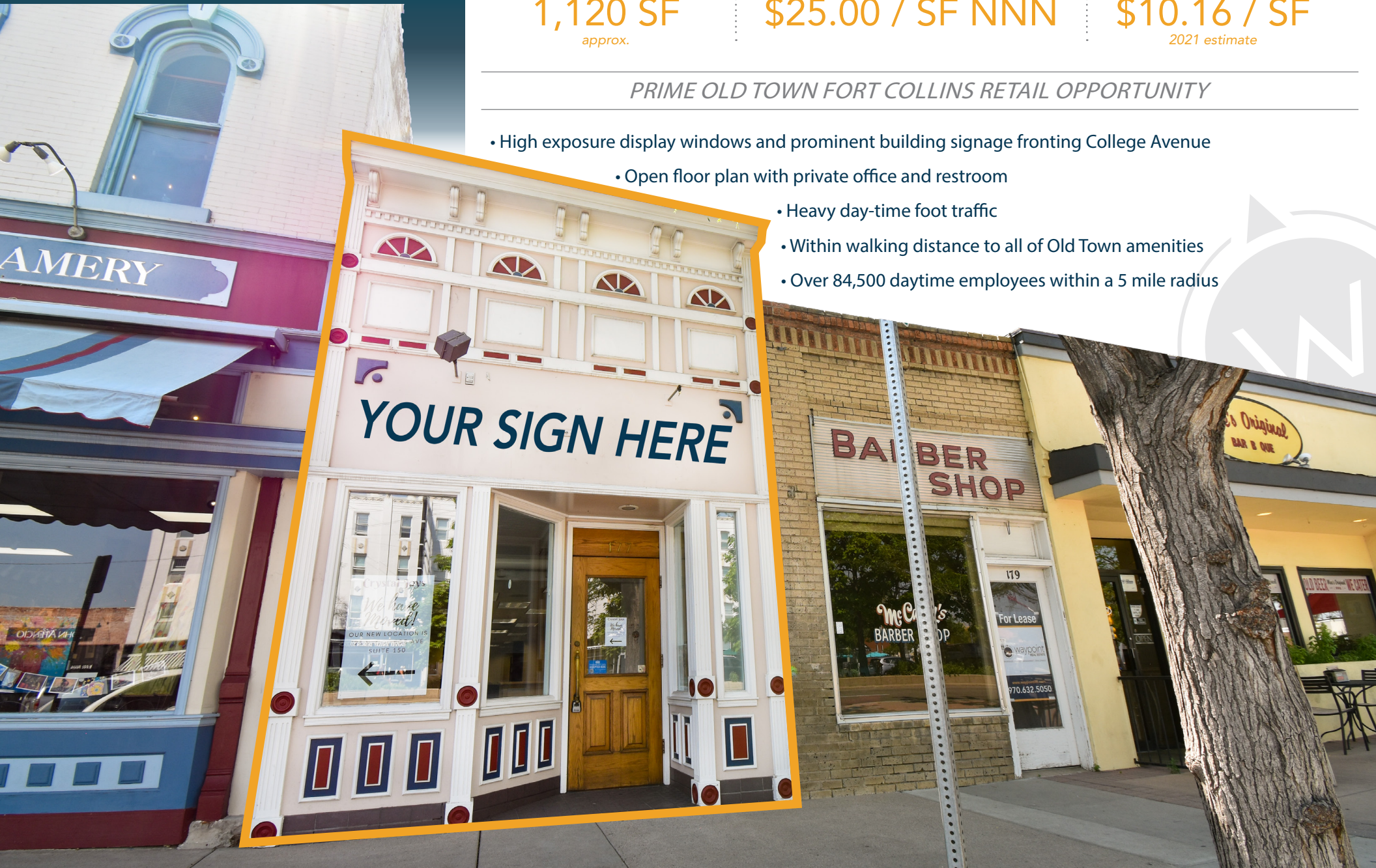
NNN Rate

\$10.16 / SF

2021 estimate

PRIME OLD TOWN FORT COLLINS RETAIL OPPORTUNITY

- High exposure display windows and prominent building signage fronting College Avenue
- Open floor plan with private office and restroom
- Heavy day-time foot traffic
- Within walking distance to all of Old Town amenities
- Over 84,500 daytime employees within a 5 mile radius



FLOOR PLAN

Office

Restroom

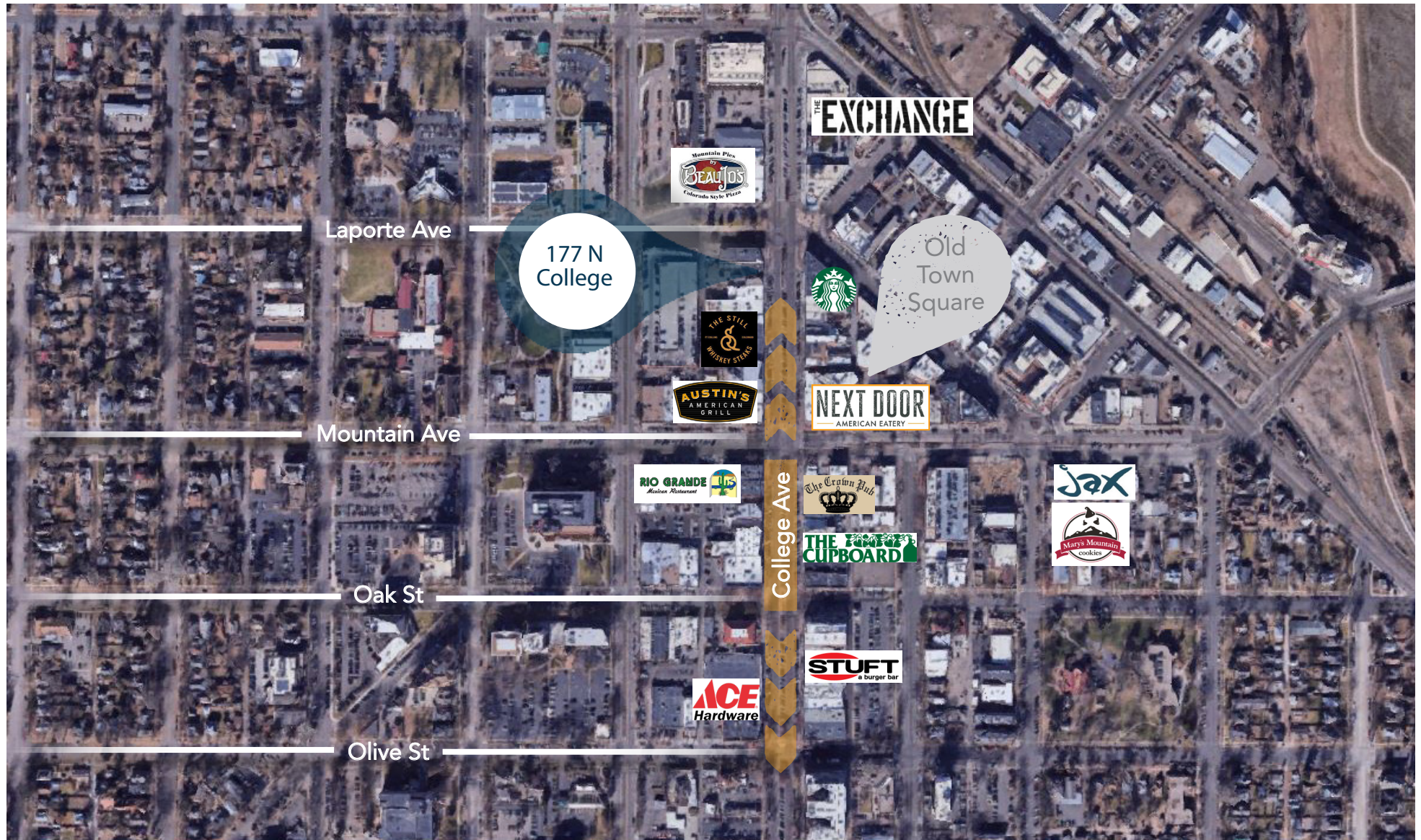
Open Space

N COLLEGE AVE



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.

LOCATION MAP



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