

130 W LAUREL STREET  
FORT COLLINS, CO 80524



Retail Space

4,400 SF approx.

Lease Rate

\$14.00 / SF NNN

NNN Rate

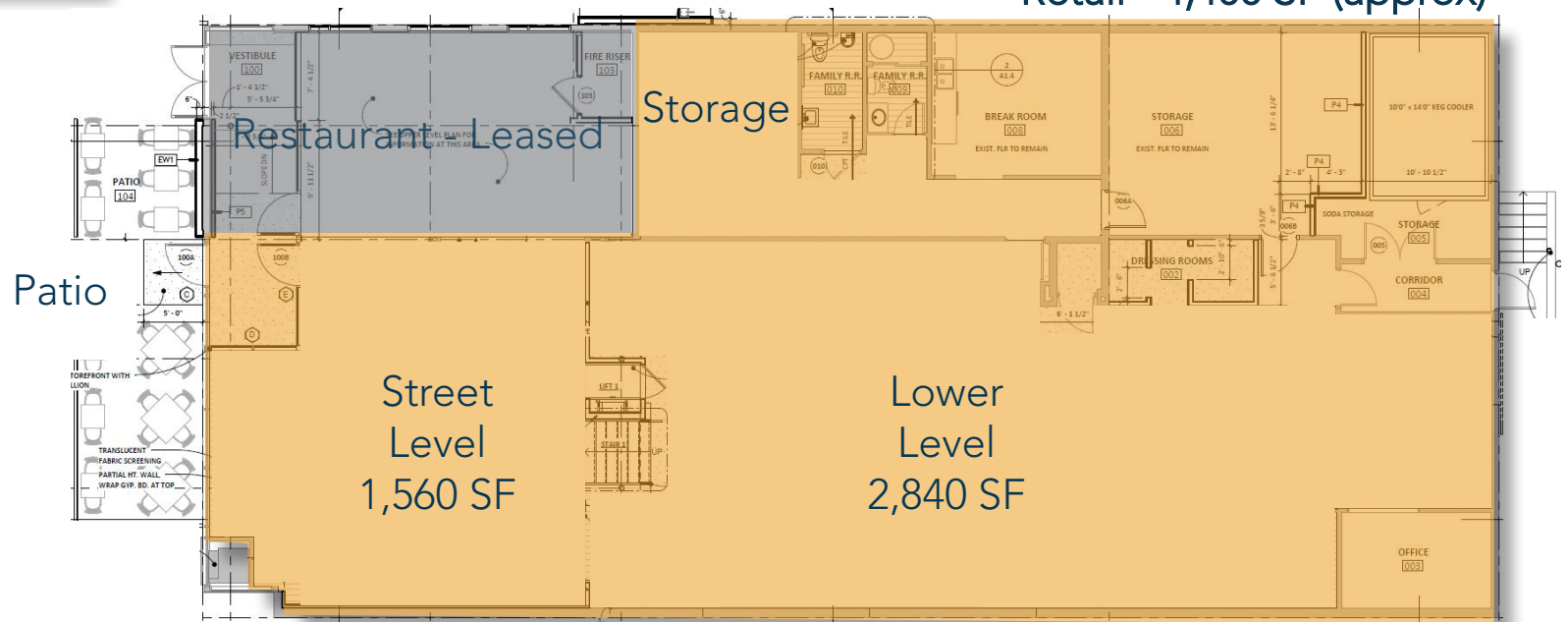
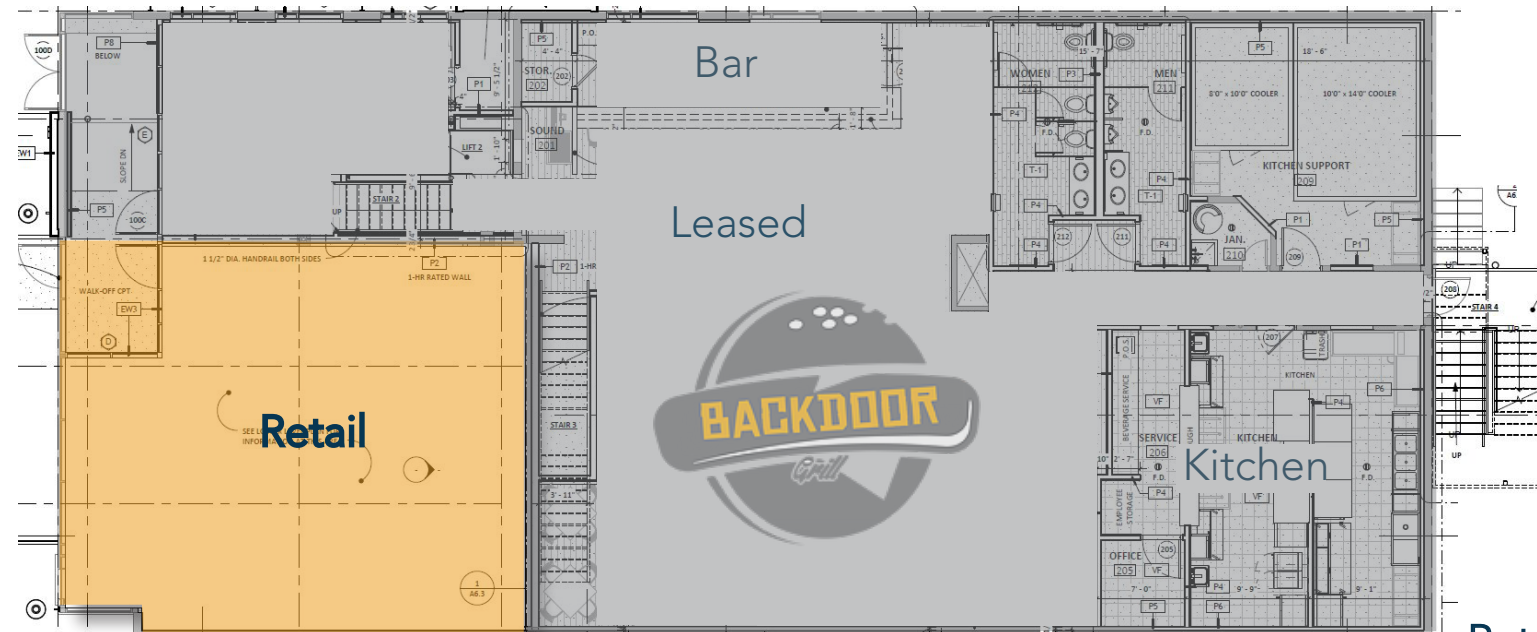
\$6.50 / SF  
*Estimated*

*HIGH VISIBILITY RESTAURANT/RETAIL LOCATED IN OLD TOWN ADJACENT TO COLORADO STATE UNIVERSITY*

- Retail space can be converted into restaurant space and includes outdoor patio, open floor plan with two levels, direct parking lot access, prominent building signage
- Walking Distance from Colorado State University
- Shared Parking Available
- High Traffic and Storefront Visibility (13,472 VPD, City of Fort Collins)



# FLOOR PLAN



Information contained herein deemed accurate but not guaranteed.

# RETAIL PHOTOS



Lower Level Retail

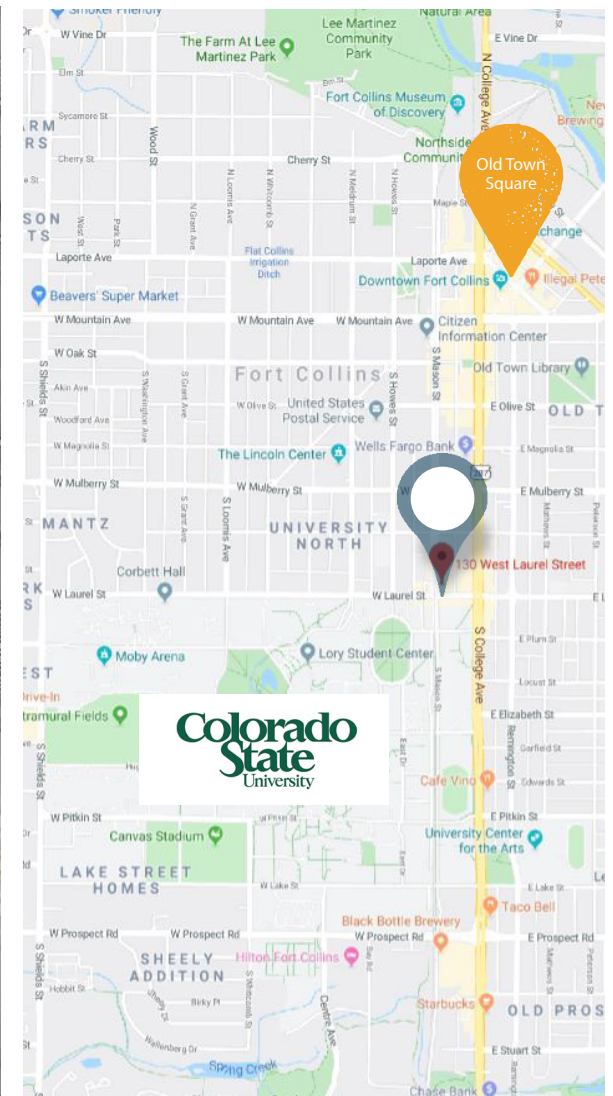


Street Level Retail



# 130 W LAUREL STREET

## AREA MAPS



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

**CONTACT:** Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

