



**1301 RIVERSIDE AVE  
FORT COLLINS, CO 80524**

Space Available

Lease Rate

**Ground Level | Office Suites**

**\$900/month Gross**  
*(include utilities & internet)*

**Basement Level | Office Space 2,244 SF**

**\$2,500/month Gross**  
*(include utilities)*

*MODERN DOWNTOWN OFFICE SPACE AVAILABLE FOR LEASE*

- **Ground Level:** Main entrance with foyer and reception, multiple private office suites, open workstations, break room, private restrooms, and secure storage.
- **Basement Level:** Full floor featuring private offices, large conference room, private side entrance, restrooms, and secure storage.
- Prime location near Old Town Fort Collins, shared on-site parking, spaces available now.





# GROUND LEVEL | PHOTOS



# GROUND LEVEL | FLOORPLAN



*All highlighted units are available now.*

# BASEMENT | PHOTOS





# BASEMENT | FLOORPLAN



*All units are available now.*

# AREA MAP



waypoint  
REAL ESTATE

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