



**2120 S COLLEGE AVE  
SUITE #4  
FORT COLLINS, CO 80525**

Suite 4:

**688 SF**

Lease Rate:

**\$19.00 / SF gross  
(\$1,089 / mo.)**

*\*Utilities Included*

SECOND FLOOR OFFICE SUITE AVAILABLE FOR SUBLEASE ON COLLEGE AVENUE

- Great location on College Ave with quick access to restaurants, retail, and I-25
- Consists of reception area, 2 private offices and access to shared restrooms
- Plentiful windows for natural light throughout
- Monument signage
- Shared parking lot

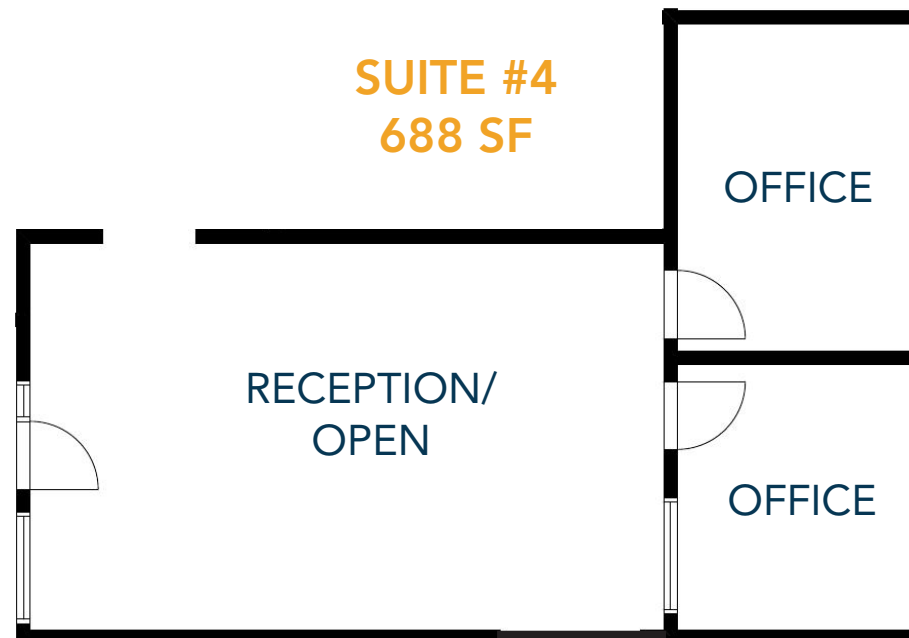




# PROPERTY PHOTOS



# FLOOR PLAN (2ND FLOOR)



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.

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## AREA MAPS

