

# Opera Galleria

Second Floor Suite

123 N College Avenue, Suite 215  
Fort Collins, Colorado 80524  
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## Opera Galleria

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# Historic Building

## Located in the Heart of Old Town Fort Collins

This is a unique office opportunity in the Opera Galleria building located in Fort Collins' vibrant Old Town. Old Town brings tourism, cooking, retail, novelty and confectionery shops, and restaurants to Fort Collins. It is a top spot for locals to eat, shop, and enjoy live music and nightlife. This space is just a short distance from dozens of restaurants, amenities, and businesses, including Old Town Square, Lee Martinez Park, the Poudre River, theaters, music venues, art galleries, and many more!

### Amenities include:

- + Private access off of the second floor atrium
- + Two private offices with exterior windows
- + Large reception area with conference room
- + 2 garage parking spaces
- + New carpet and paint

For Sale or Lease

746

Square Feet

\$18

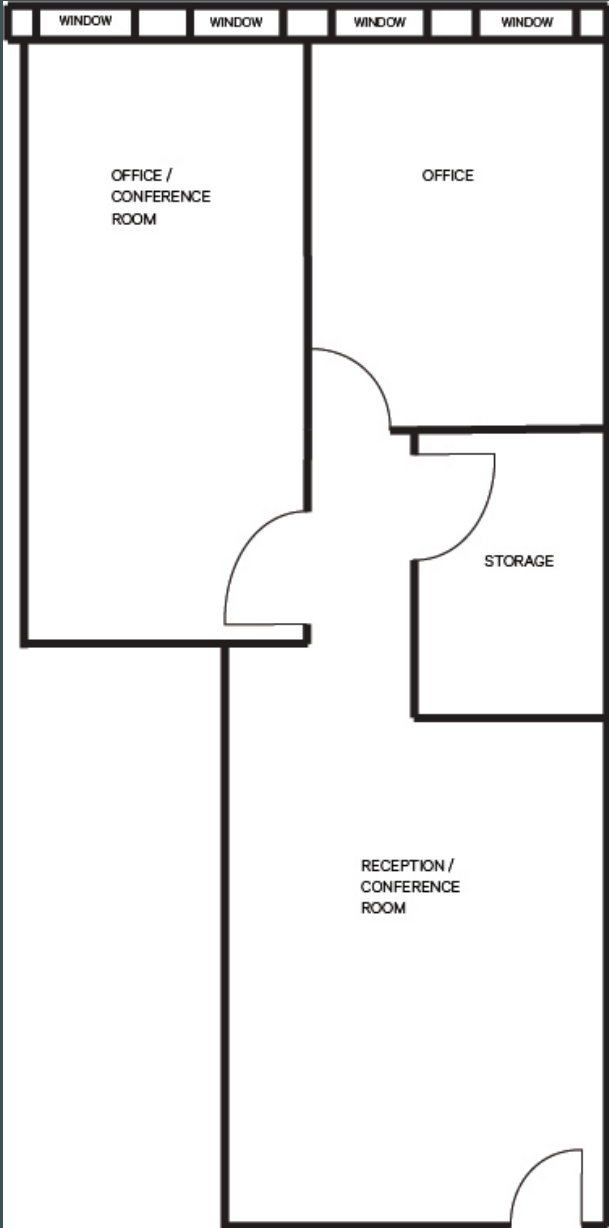
PSF NNN Lease Rate

\$16.70

PSF NNN's - \$2,157 Total Monthly Rent  
Includes utilities and 2 garage parking spaces

\$250K

Sale Price (\$335/SF)



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# For Lease



## Contact Us

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