

COMMERCIAL LISTING  
**FOR LEASE**

# 109 North College Avenue

SUITE 215 | FORT COLLINS, CO



<b>AVAILABLE:</b>		Suite 215
<b>SIZE:</b>		1,100 RSF
<b>LEASE RATE:</b>		\$17.00/RSF NNN
<b>NNN EXPENSES:</b>		\$14.42/RSF (2024 estimate)

## FEATURES:

A + location above Austin's American Grill at the epicenter of Downtown Fort Collins. Main street access to second floor is elevator-served. Suite provides access to shared large conference room. Close to Mason Parking Structure providing easy parking for employees and visitors.

*Patty Spencer* BROKER  
COMMERCIAL REAL ESTATE BROKERS, LLC

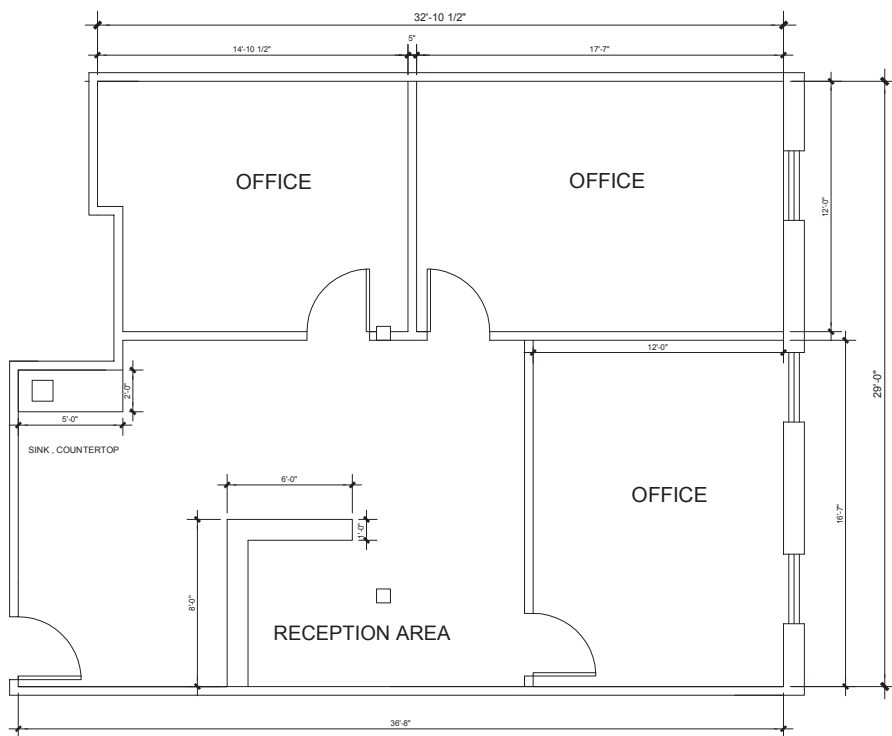
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