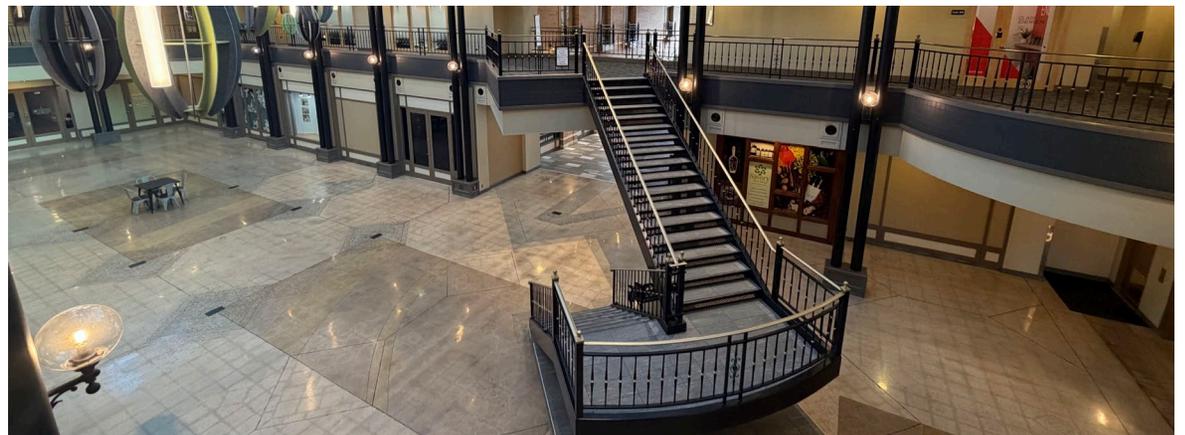


**LARGE OFFICE SUITE | DOWNTOWN FORT COLLINS****Lease Rate: \$18.00/RSF NNN | NNN Expenses: \$12.25/RSF****Sale Price: \$240.00/SF | 1,090 - 4,564 RSF Available**

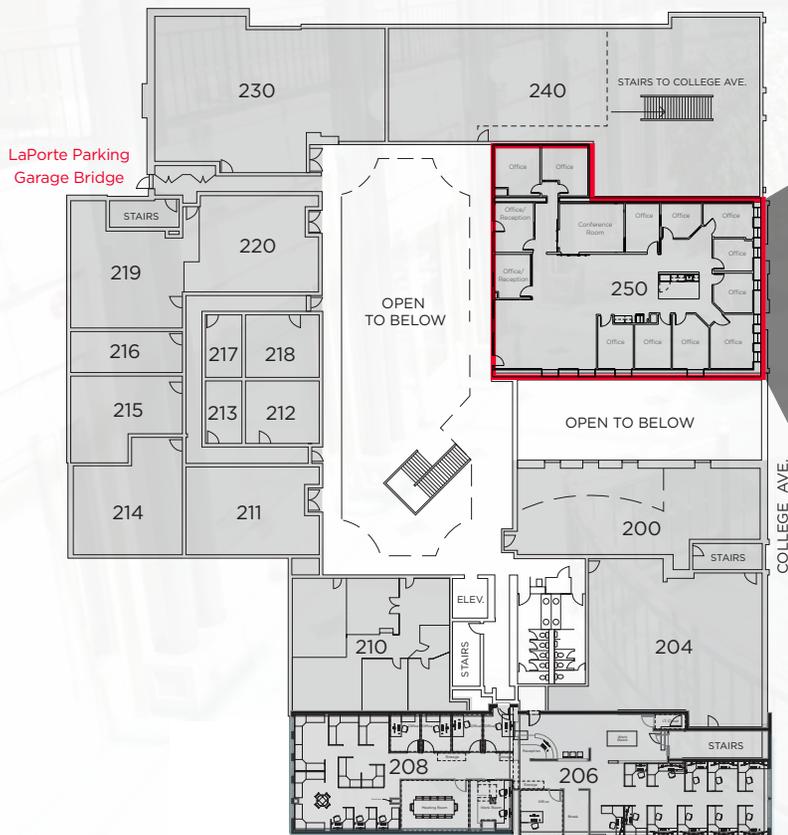
This downtown office suite has been recently renovated in the Opera Galleria with additional glass store fronts, windows fronting College Avenue on the east, the Atrium entry to the south and the main Atrium area to the west. This suite features a balanced mix of offices and open-office areas, exposed historic brick, new LED efficiency lighting, modern flooring upgrades and an expanded, open layout to meet a variety of user needs. It has the ability to convert office space to glass-enclosed conference space, a renovated and expanded bistro kitchenette and the ability to open up additional space for employee creativity and activity centers.



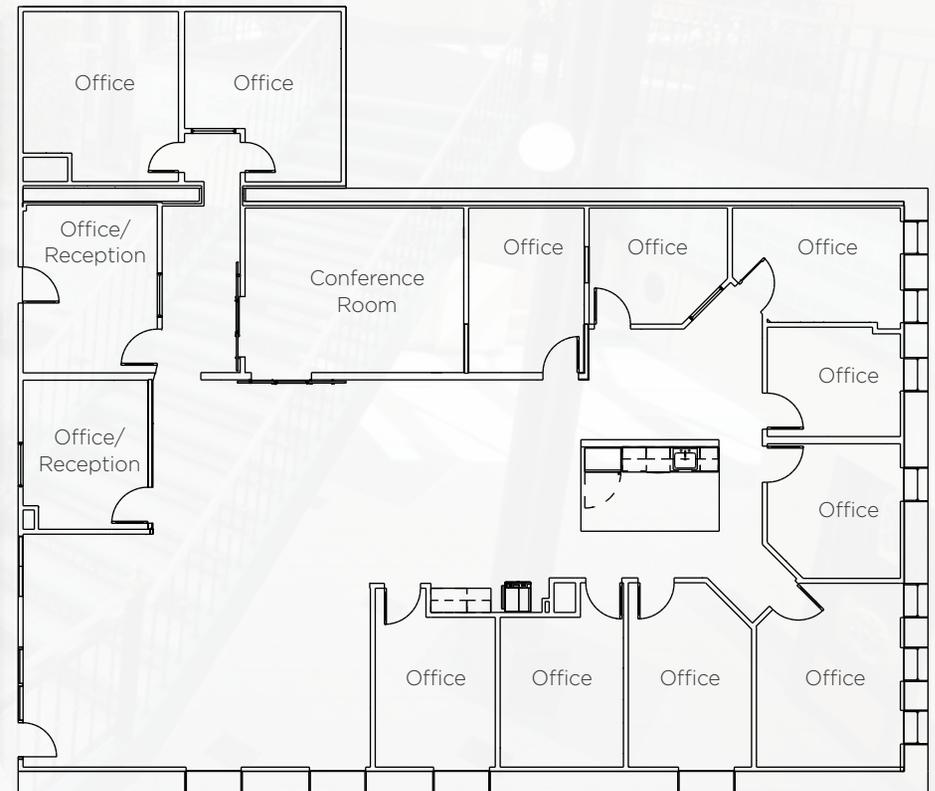
In addition to the dramatic office space renovations, the Atrium entry and main Atrium areas were significantly remodeled by the Downtown Development Authority in the fall of 2019. This remodel of the common areas presents a more modern common area with enhanced lighting, decor and an openness that promotes pedestrian traffic and accessibility.

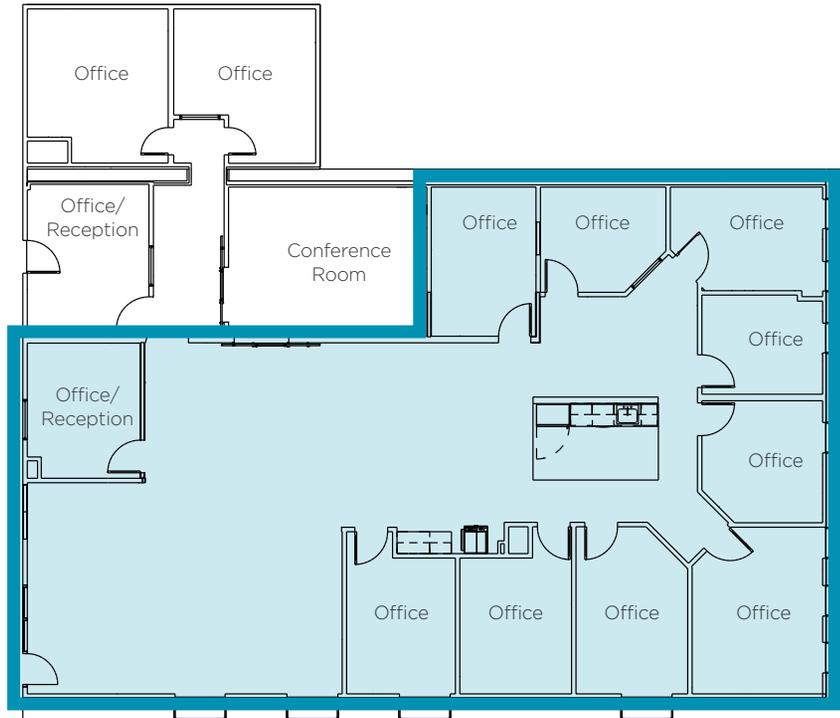
There are 5 reserved parking passes for the attached LaPorte parking garage that are associated with Unit 250, with additional passes available directly from the City of Fort Collins. The LaPorte parking garage is attached to the Opera Galleria with a 2nd floor bridge that connects directly to the walkway leading to Unit 250, providing safe, convenient and temperature conditioned access to this convenient parking structure.

SECOND FLOOR PLAN | 123 NORTH COLLEGE

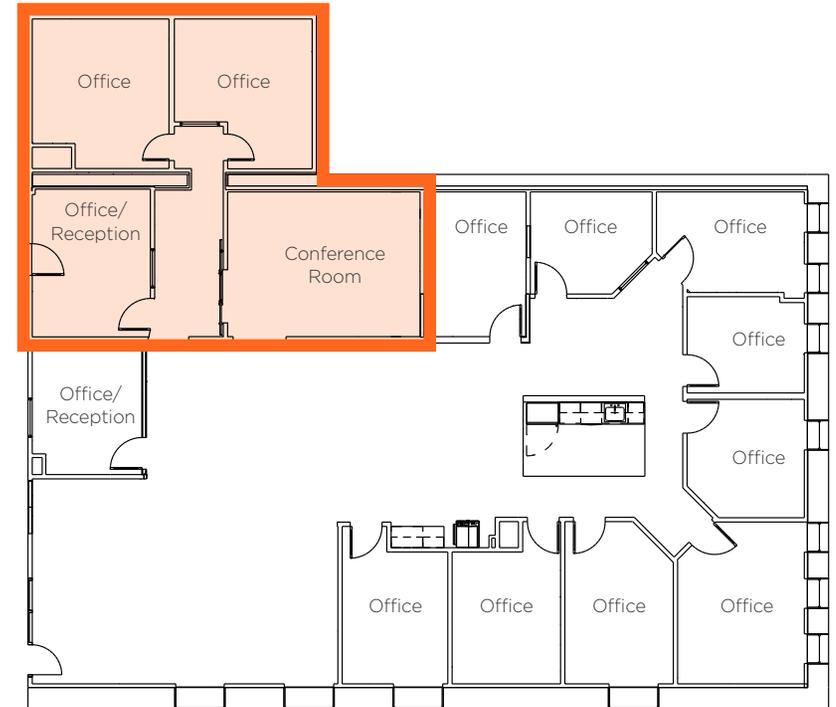


SUITE 250 FLOOR PLAN | 4,564 TOTAL RSF





OPTION A | 3,474 RSF



OPTION B | 1,090 RSF

