

123 N. COLLEGE AVENUE | SUITE 210

FORT COLLINS, COLORADO 80524



OLD TOWN FORT COLLINS
CLASS A OFFICE SPACE FOR LEASE
LEASE RATE: \$18.00/SF NNN | SALE PRICE: \$479,250 (\$250/SF)

PROPERTY FEATURES

Available Size ±1,917 SF

YOC/YOR 1900/2021

PROPERTY HIGHLIGHTS

- Second floor condo with high-end finishes
- Suite has a conference room, kitchenette, reception area, 3 offices, and an open work area
- Heavy foot traffic
- Near numerous amenities



Suites 206 & 208 Also Available



AVAILABLE FOR LEASE OR SALE

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CONTACT

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Demographics	2 Miles	5 Miles	10 Miles
2024 Population	51,337	159,267	240,078
2029 Pop. Projection	54,564	168,359	255,185
Avg. Household Income	\$72,137	\$92,716	\$107,073

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