



LEASE

Retail/Office

2700 S COLLEGE AVE, UNITS 165 & 160

Fort Collins, CO 80525

PRESENTED BY:

WESLEY PERRY

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AVAILABLE UNITS



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit #165	Available	2,830 SF	NNN	\$16.00 SF/yr
Unit #160	Available	2,031 SF	NNN	\$16.00 SF/yr

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2700 S. COLLEGE AVE UNIT #165

OFFERING SUMMARY

DATE AVAILABLE	Immediate
SPACE SIZE	2,830 SF
LEASE RATE	\$16.00 SF/YR
NNN RATE	\$8.38 SF/YR

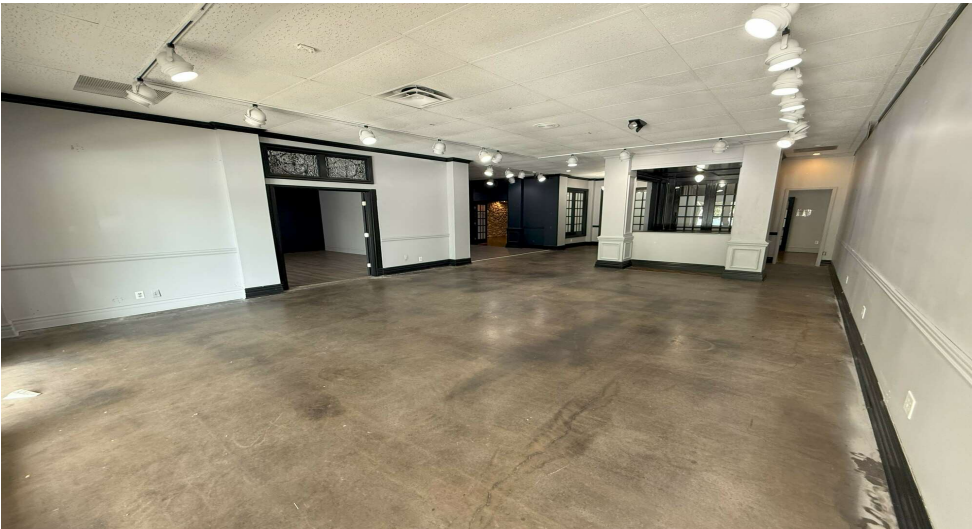
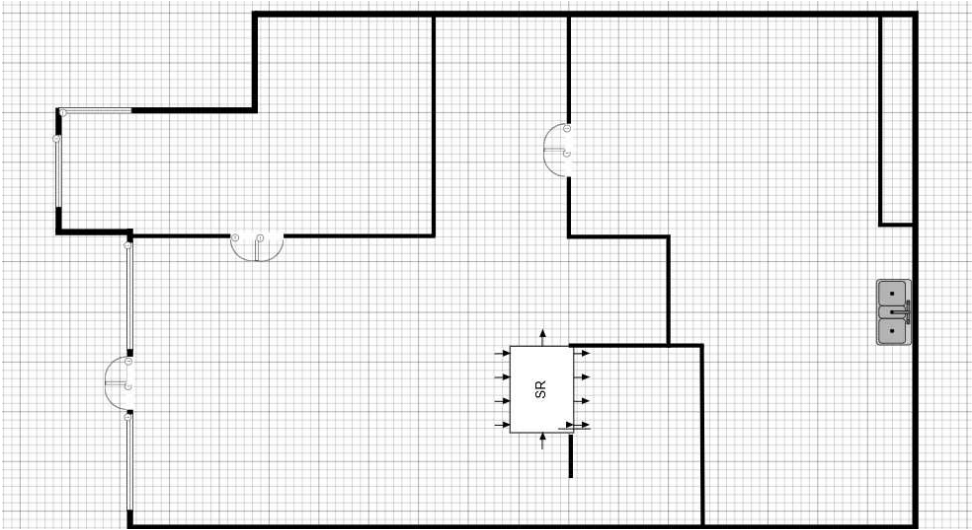
UNIT SUMMARY

Unit #165 is on the Northeast corner of 2700 S. College Ave. This unit offers large windows, College frontage signage, unit signage, and offers reduced traffic noise. This unit can be joined with Unit #160 for additional square footage if desired. Landlord is offering first year incentives for new tenants.

HIGHLIGHTS

- College Ave. Facing Signage
- Strong Traffic Count
- Offers Reduced Traffic Noise
- Near CSU Campus
- Midtown Fort Collins
- Tall Ceilings (Without Drop Ceiling)

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2700 S. COLLEGE AVE UNIT #160

OFFERING SUMMARY

DATE AVAILABLE	October 1'st
SPACE SIZE	2,031 SF
LEASE RATE	\$16.00 SF/YR
NNN RATE	\$8.38 SF/YR

UNIT SUMMARY

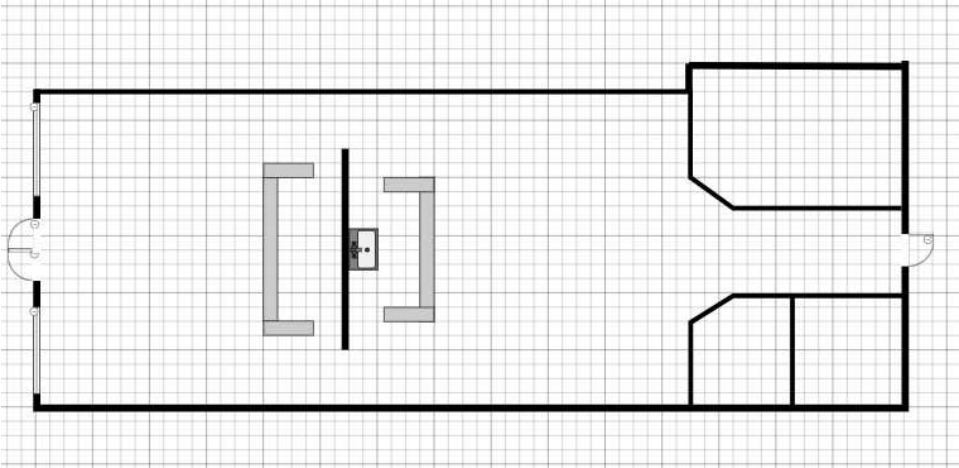
Unit #160 is on the North East side of 2700 S. College Ave. It shares walls with Dora Grace Bridal and can be combined with Unit #165 if desired. This unit offers store front windows, College frontage signage, unit signage, and offers a turnkey buildout for most retail users. Landlord is offering first year incentives for new tenants.

HIGHLIGHTS

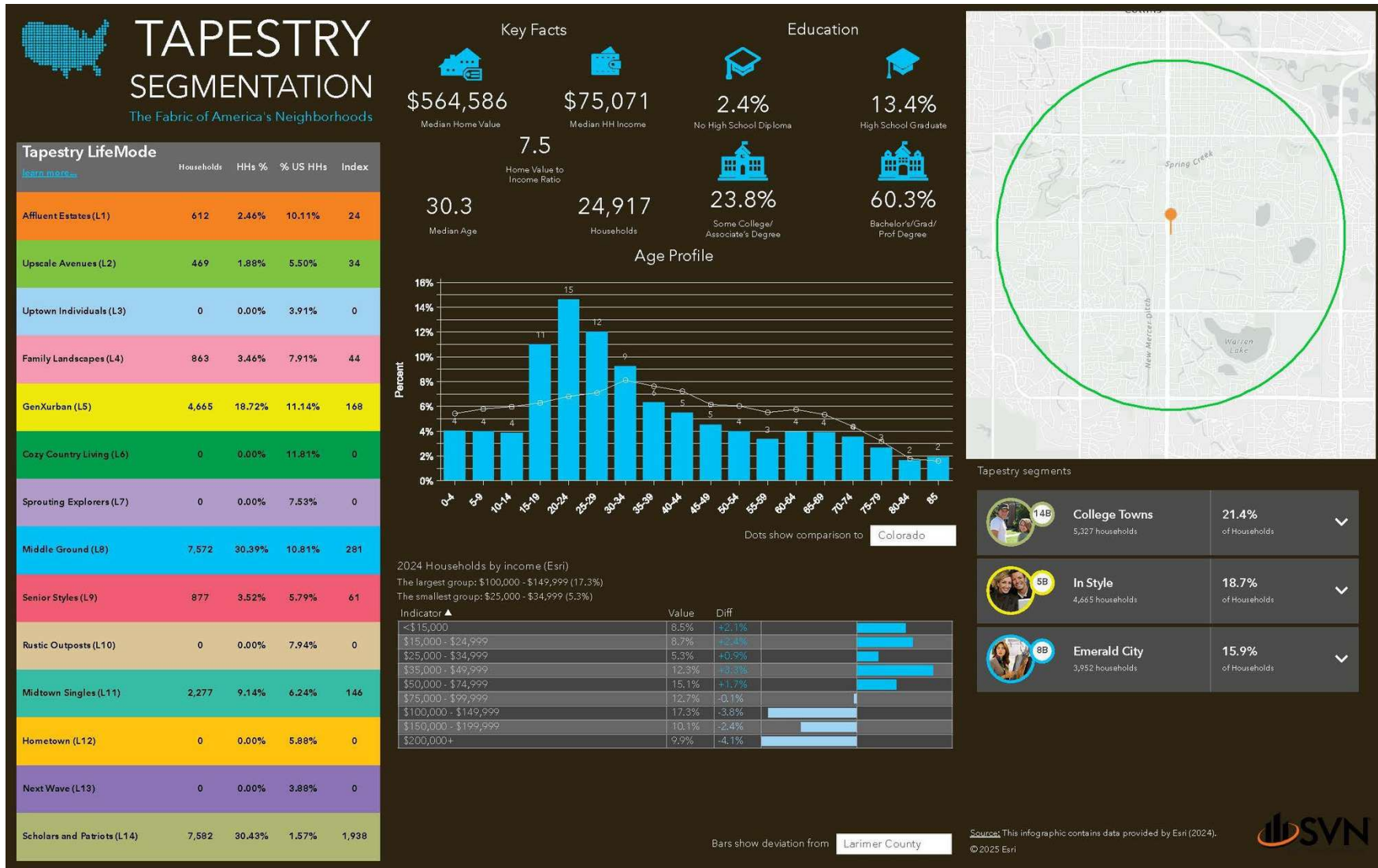
- Large Open Space
- College Facing Signage
- Strong Traffic Counts
- Near CSU Campus
- Turnkey Buildout
- Open Floor Plan Design

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ESRI BUSINESS ANALYST - CONSUMER PROFILE - WITHIN 2 MILE RADIUS



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RETAILER MAP



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