

FOR LEASE

LINCOLN OFFICE CENTER

419 Canyon Avenue, Fort Collins, CO 80521

419

2,998 SF Available



BETWEEN OLD TOWN SQUARE AND CSU

Located between Old Town Square and Colorado State University, this three-story office building offers unmatched convenience and charm. Enjoy walking distance to popular Old Town shops, restaurants, and amenities, making it an ideal spot for businesses seeking a vibrant, accessible location.

The ground floor features primarily on-site covered parking for tenants, while the upper floors provide thoughtfully designed office spaces that combine functionality with comfort.

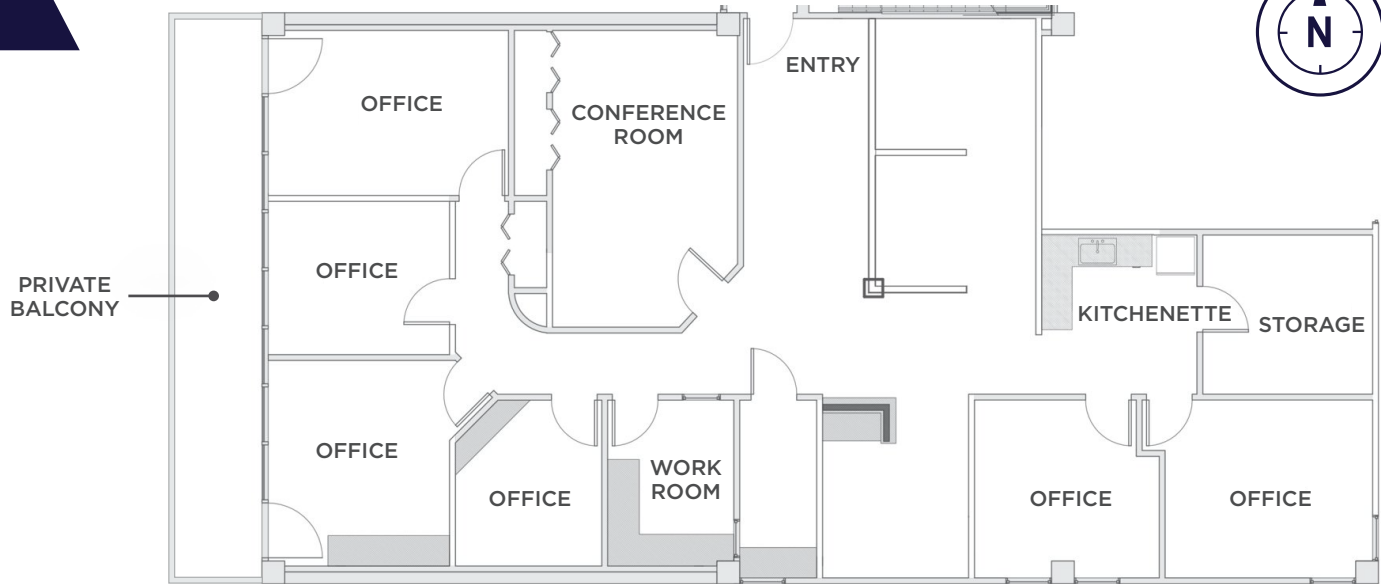


PROPERTY HIGHLIGHTS

Lease Rate:	\$20.00/SF NNN
NNN:	\$12.34/SF (Est.) (includes utilities & janitorial)
Building Size:	26,058 SF
Available Size:	Suite 226: 2,998 SF
YOC/YOR:	1982/2015
Parking:	2.5:1,000 SF (64 Spaces)
Elevator:	Yes

- Private, covered parking reserved exclusively for tenants
- Abundant natural light throughout the building
- Shared and private balcony access for fresh air and scenic views
- Class B office suites on the 2nd and 3rd floors with welcoming shared lobbies, corridors, restrooms, and balconies
- Ground-level entry lobby with elevator service for easy access

FLOOR PLAN



SUITE 226

This suite combines functionality with a professional atmosphere, perfect for businesses seeking a well-appointed space in a prime location.

- Welcoming reception area with desk and waiting space
- Seven private offices for focused work
- Conference room for meetings and collaboration
- Kitchenette for convenience
- Dedicated storage and work rooms
- Private balcony access for fresh air and relaxation
- Expansive windows providing abundant natural light throughout



PARKING 1 Hour Parking 2 Hour Parking No Time Restriction



For more information, please contact:

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