

COMMERCIAL LISTING  
**FOR SALE**

# 123 N. College Avenue, Suite 330

FORT COLLINS | COLORADO



**FOR SALE:** | Suite 330  
**SIZE:** | 3,406 SF  
**SALE PRICE:** | \$885,560 (\$260/SF)

## FEATURES:

Executive third floor office condominium available for sale in the Opera Galleria. The existing suite layout currently supports an established law firm and offers executive-size offices, large conference room, open workspace, on-site storage and reception. Floor plan is suitable for office share or other flexible uses. Suite 330 is west-facing offering great mountain views. Offices feature large windows with plenty of natural light.

Opera Galleria is located in the epicenter of Downtown Fort Collins and is attached to the Mason Parking Structure, featuring flexible parking options for both clients and employees. Building is elevator-served.

*Showings by appointment with Broker only.*

**Patty Spencer** BROKER

COMMERCIAL REAL ESTATE BROKERS, LLC

**970.407.9900**  
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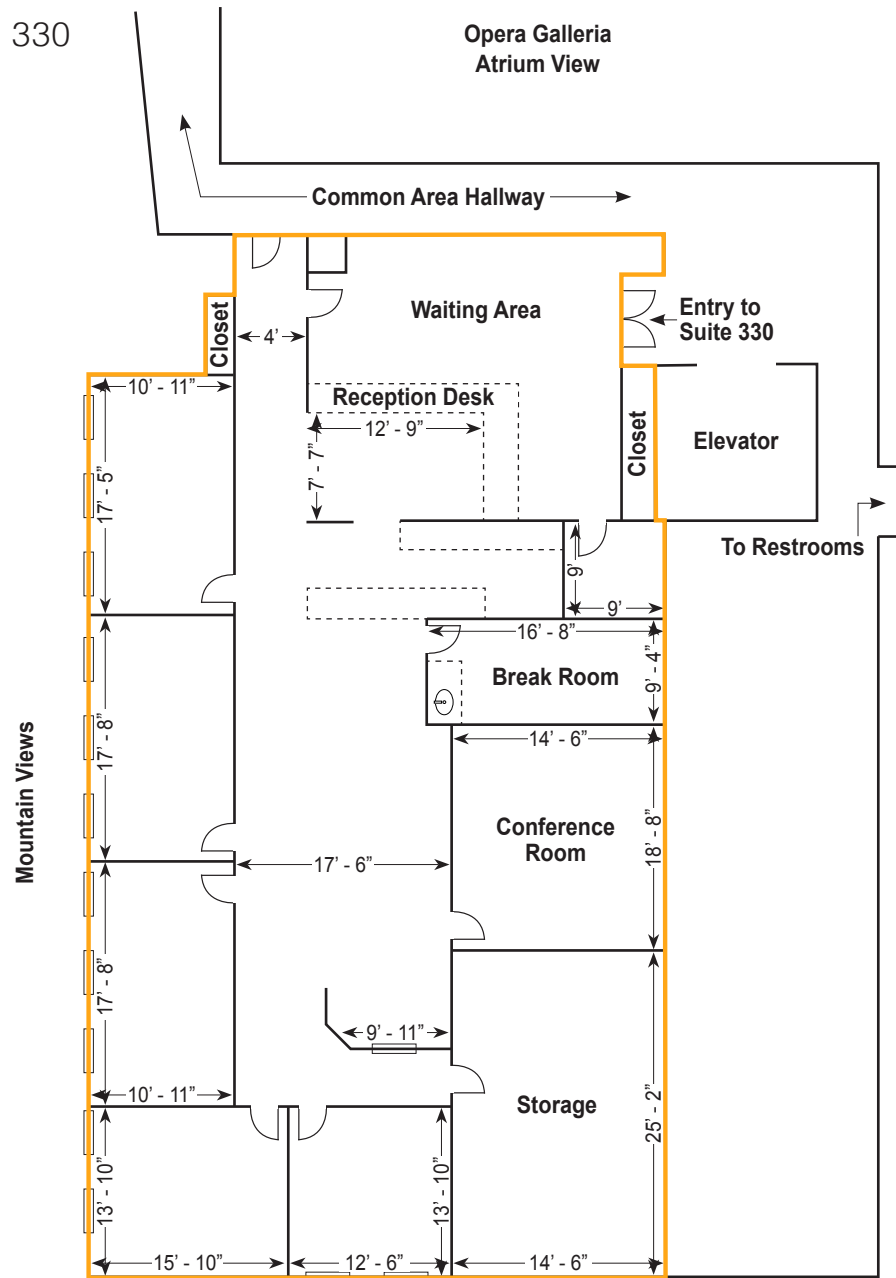
COMMERCIAL REAL ESTATE BROKERS, LLC

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SUITE 330



Executive-style entry with waiting area and reception/work space.



West facing offices feature abundant natural light with large windows and mountain views.