

FOR  
LEASE

324 Jefferson Street  
Fort Collins, CO 80524

Downtown Fort Collins Property  
\$22,157.42/Monthly



TheGroup



## OFFERING HIGHLIGHTS

- Prime Old Town Location
- Multiple Use Property
- Dedicated Parking
- Excellent Visibility
- High Quality Nicely Finished
- 9,050 Sq Foot Building



**Craig C. Hau**  
Partner/Senior Commercial Advisor

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.29.2026



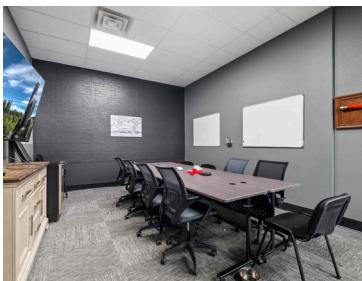
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## LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$22,157.42
<b>Rentable SF:</b>	9,050 SF
<b>Base Rent:</b>	\$24.00
<b>NNN Expense:</b>	\$5.38
<b>Zoning:</b>	D-Downtown
<b>Year Built:</b>	1946 (remodeled 2021)
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

### Property:

The property is currently operated as a flex office/light manufacturing facility. Located in Old Town Fort Collins near Ginger & Baker, The Union, and the municipal parking garage. This property could also work well for a brewery, restaurant, bar, or pub with a sports event room. This stand alone building has excellent visibility, zoned for numerous uses and includes a 3ft high dock with 10ft overhead doors.

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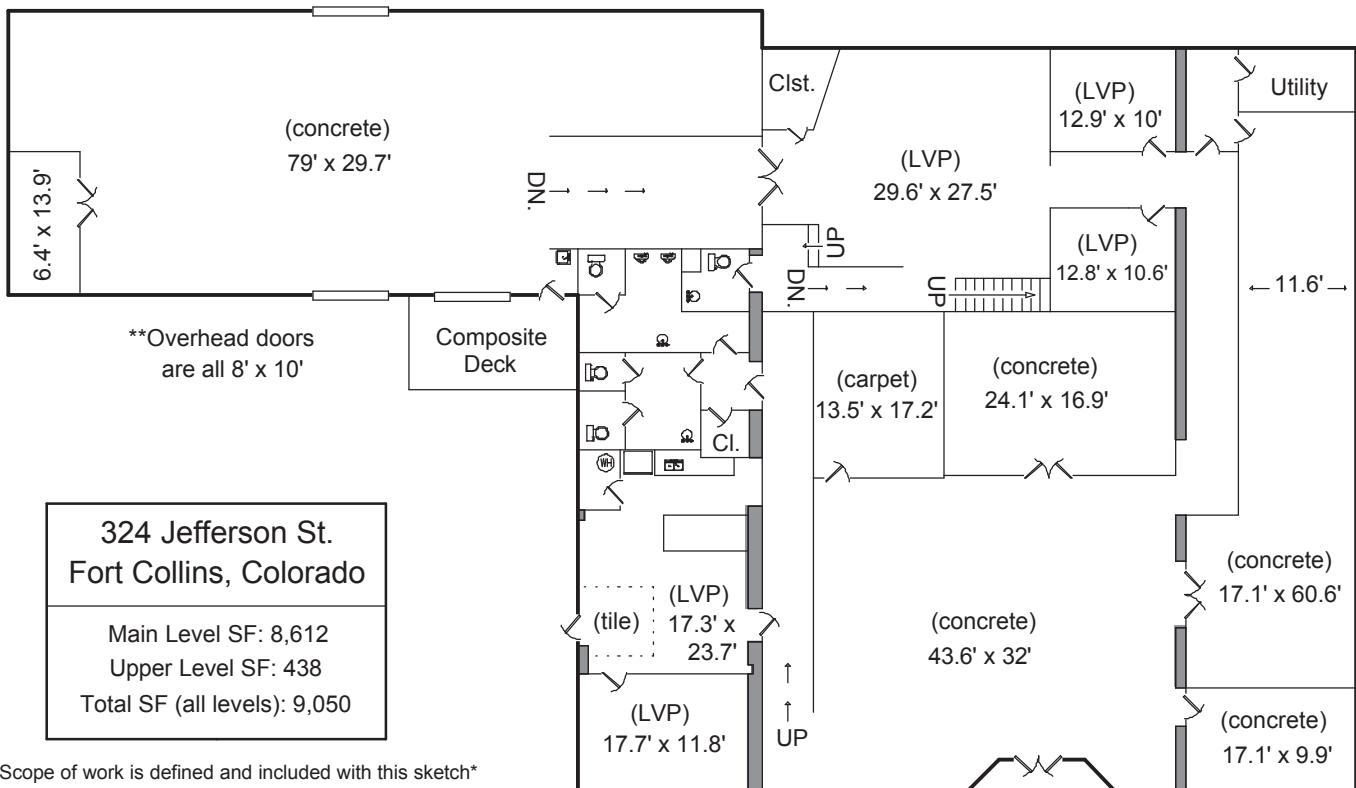
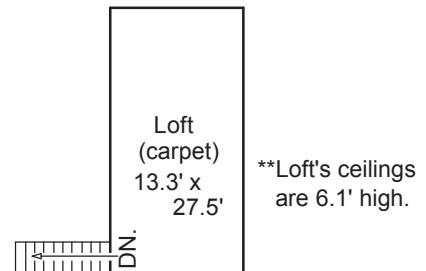
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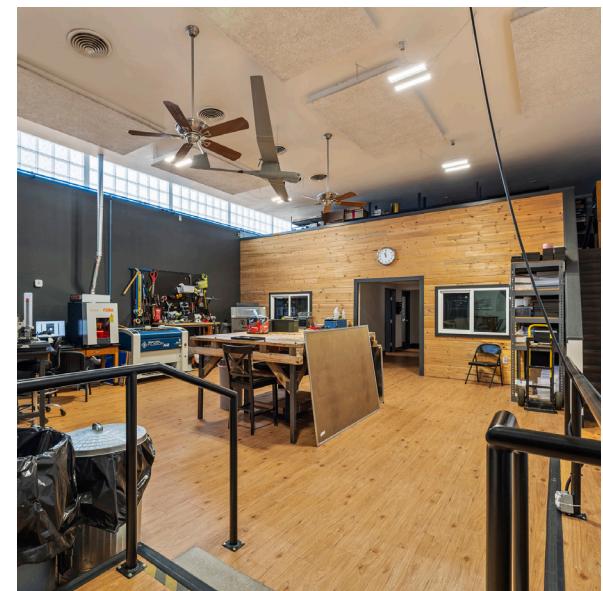
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