

**FOR
LEASE**

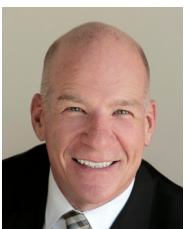
324 Jefferson Street
Fort Collins, CO 80524

Downtown Fort Collins Property
\$22,157.42/Monthly



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

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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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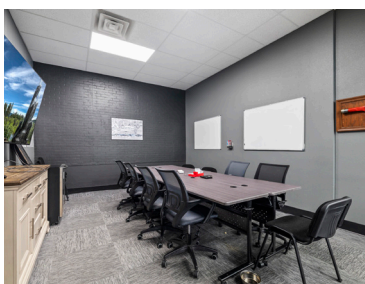
LEASE OVERVIEW

| | |
|----------------------------|-----------------------|
| Total Monthly Rent: | \$22,157.42 |
| Rentable SF: | 9,050 SF |
| Base Rent: | \$24.00 |
| NNN Expense: | \$5.38 |
| Zoning: | D-Downtown |
| Year Built: | 1946 (remodeled 2021) |
| Market: | Northern Colorado |
| Sub Market: | 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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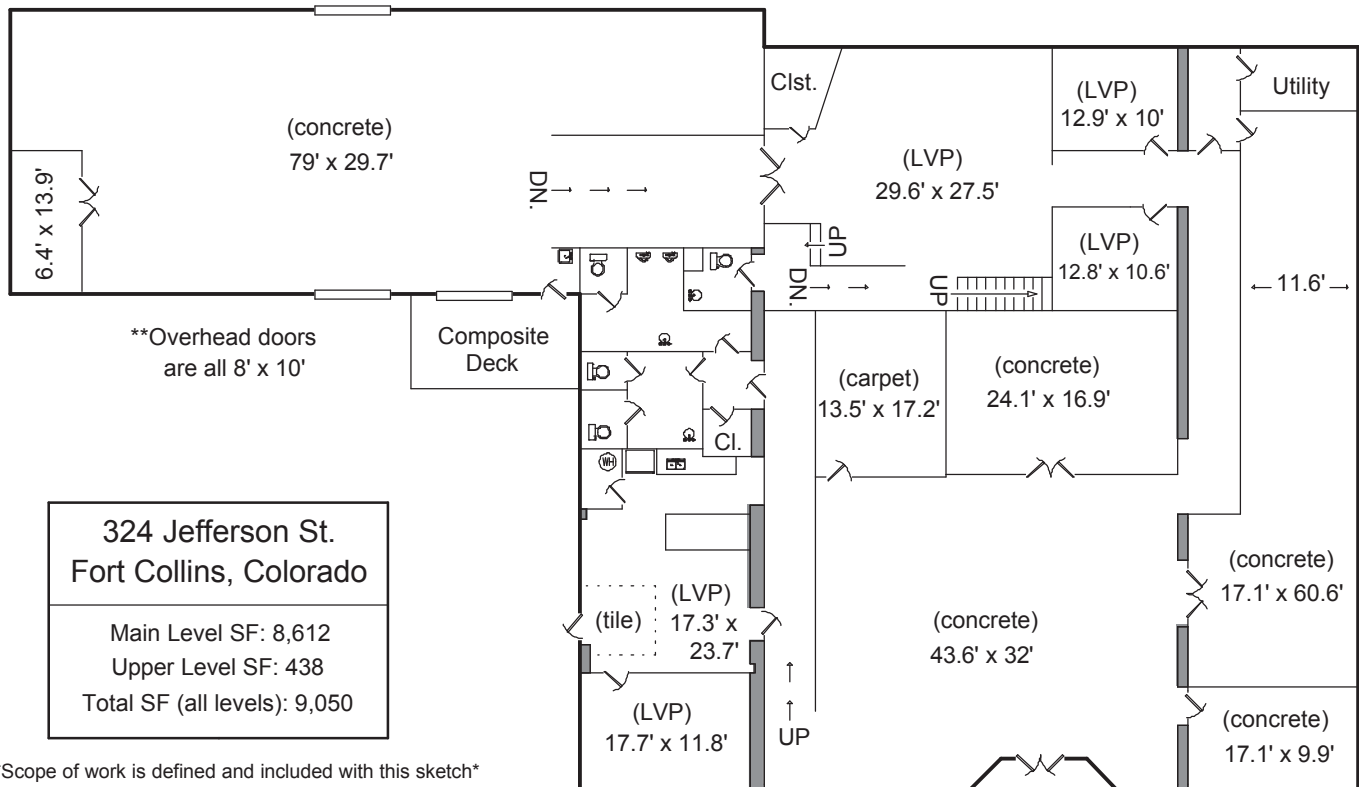
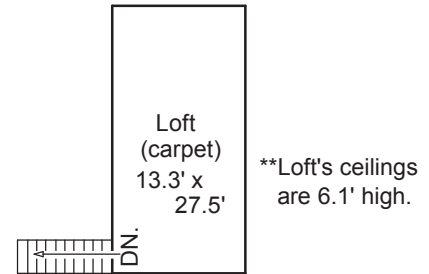
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**324 Jefferson St.
Fort Collins, Colorado**

Main Level SF: 8,612
Upper Level SF: 438
Total SF (all levels): 9,050

Scope of work is defined and included with this sketch

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16jan26

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