

OFFICE SPACES FOR LEASE

706 S COLLEGE AVENUE

FORT COLLINS, COLORADO 80524

E LAUREL STREET

SUITE 200 SUITE 203

U.S. Marine Corps Officer Selection Station

One Love Vape Shop

graze
craze
CONSCIOUS ENERGY & FOODS

tropical
SMOOTHIE
CAFE

Rivalry Barbershop

Liquid Baler
Tattoo Studio

FAT SHACK
LIVE MEAT SAND BOWLS

Empathy
Well

THE COLLEGIO BUILDING
OFFICE SPACES AVAILABLE
831 SF - 1,405 SF OR COMBINED 2,236 SF

S COLLEGE AVENUE

CUSHMAN & WAKEFIELD

706 S COLLEGE AVENUE



PROPERTY OVERVIEW

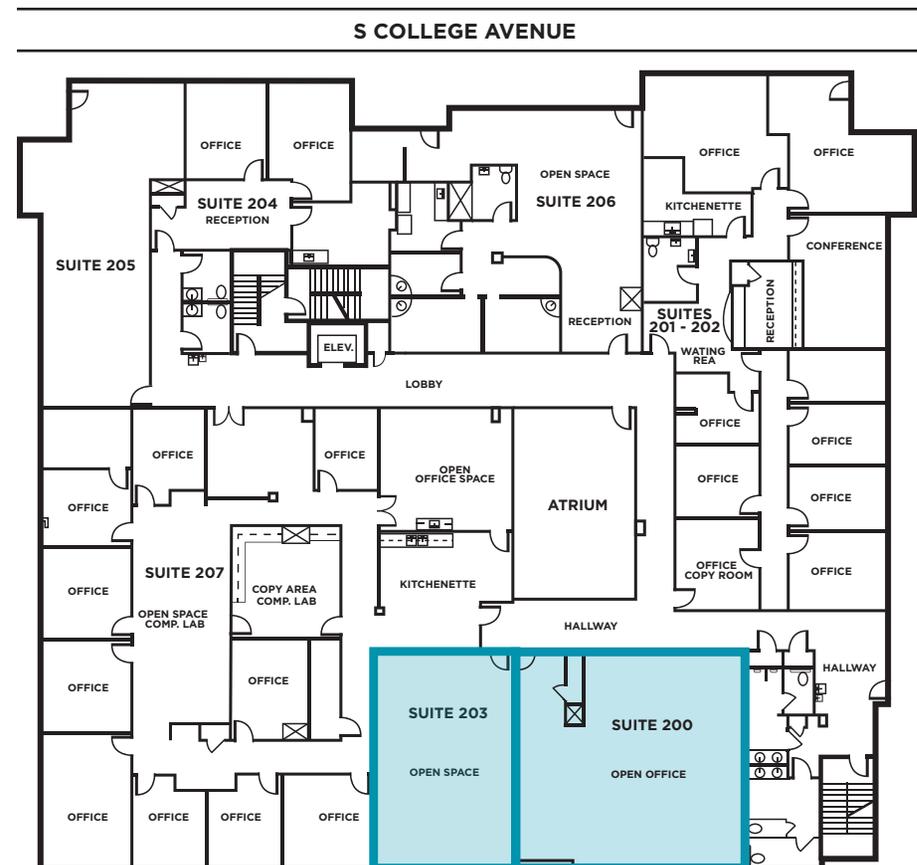
Dedicated Off-Street Parking | Common Area Restrooms | Elevator Common Area Courtyard | College Avenue Frontage

Positioned along one of Fort Collins' most dynamic corridors, 706 S College offers a rare opportunity in a high-traffic, high-visibility location near CSU and Old Town. This versatile mixed-use building features well-appointed retail and office suites. Tenants enjoy modern amenities including elevator access, central air, private parking, and inviting shared outdoor spaces. Perfect for businesses looking to establish a presence in a walkable, energetic neighborhood with strong local engagement.

AVAILABILITIES

Suite	Size	Available
Suite 200	1,405 SF	Now
Suite 203	831 SF	Now

\$ \$14.00-\$16.00/SF NNN
NNN: \$7.95/SF



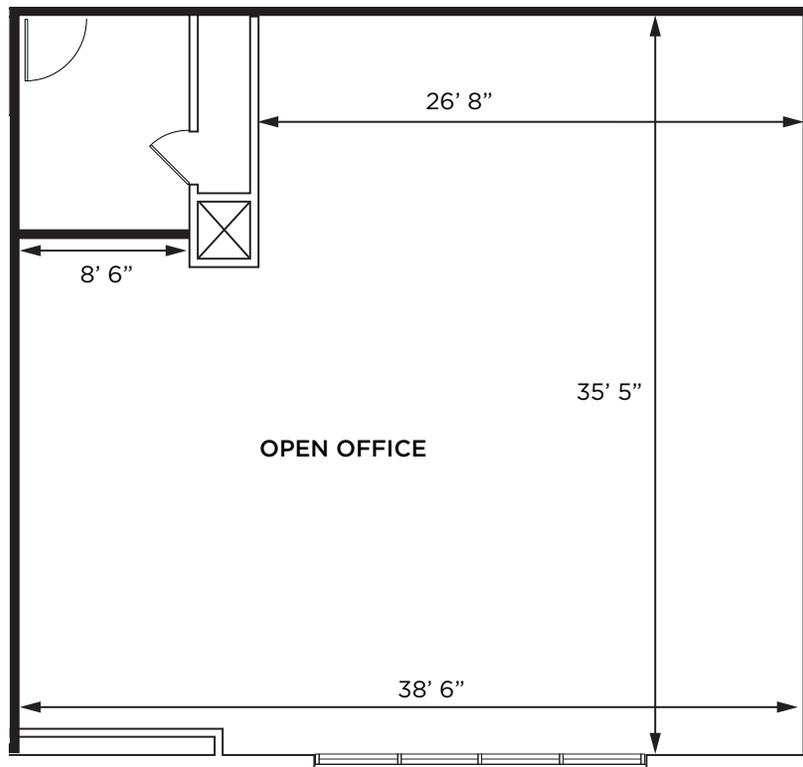
706 S COLLEGE AVENUE



FLOOR PLAN | SUITE 200

1,405 SF | AVAILABLE NOW

Open Office with Common Area
Restrooms and Shared Courtyard



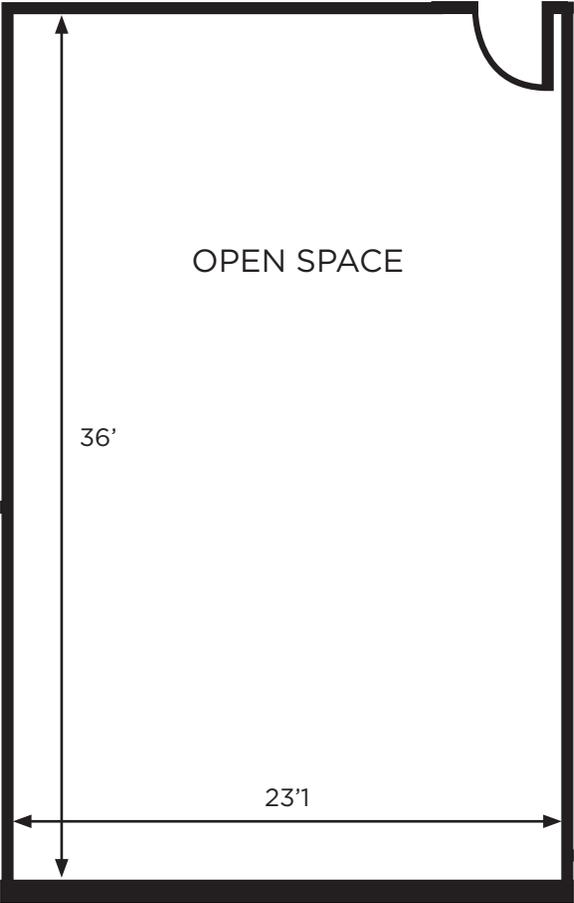
SUITE 200

706 S COLLEGE AVENUE



FLOOR PLAN | SUITE 203

831 SF | AVAILABLE NOW



706 S COLLEGE AVENUE



LOCATION OVERVIEW



	2 Mile	5 Mile	10 Mile
2024 Population (Pop.)	59,064	167,010	254,070
2029 Pop. Projection	62,751	176,469	270,328
2024 Households (HH)	23,368	68,178	100,446
2029 HH Projection	25,000	72,359	107,184
Avg. HH Income	\$75,169	\$95,342	\$107,471

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706 S COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



SUITE 200 & SUITE 203
SECOND FLOOR

S COLLEGE AVENUE

ADDITIONAL PARKING

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