



FOR LEASE

110 North College Avenue
Fort Collins, Colorado 80524



DOWNTOWN FORT COLLINS

PRIME CORNER LOCATED AT THE ENTRANCE TO OLD TOWN SQUARE

Office Space Available For Lease in the Historic Avery Building

AVAILABILITIES

Office Suite	SF Available	Lease Rate	Available
110 N. College, Suite 3	130 SF	\$550/Month Gross	2/1/2026

PROPERTY FEATURES

- Building Size** ±33,000 SF
- Zoning** Downtown District (D)



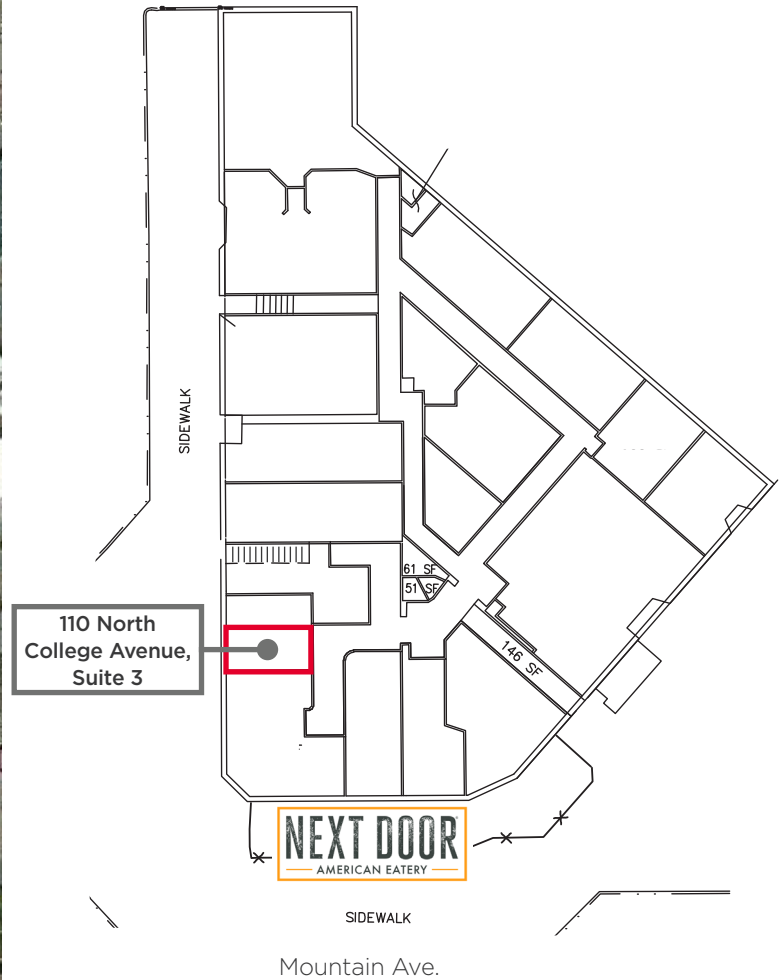
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SECOND FLOOR

Old Town Square



110 North College Avenue, Suite 3

NEXT DOOR
AMERICAN EATERY

Demographics	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
2024 Population	51,389	159,499	240,457
2029 Population Projection	54,624	168,606	255,609
2024 Households (HH)	19,617	65,106	95,031
Average HH Income	\$72,182	\$92,797	\$107,094

For more information, please contact:

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