



324 JEFFERSON STREET FORT COLLINS, CO 80524

FOR LEASE

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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.06.2026

DOWNTOWN FORT COLLINS PROPERTY | \$22,157.42/MO

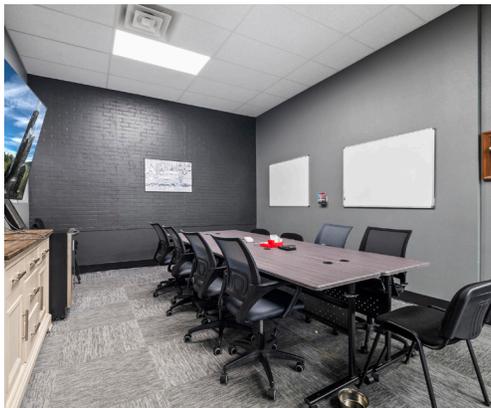


LEASE OVERVIEW

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

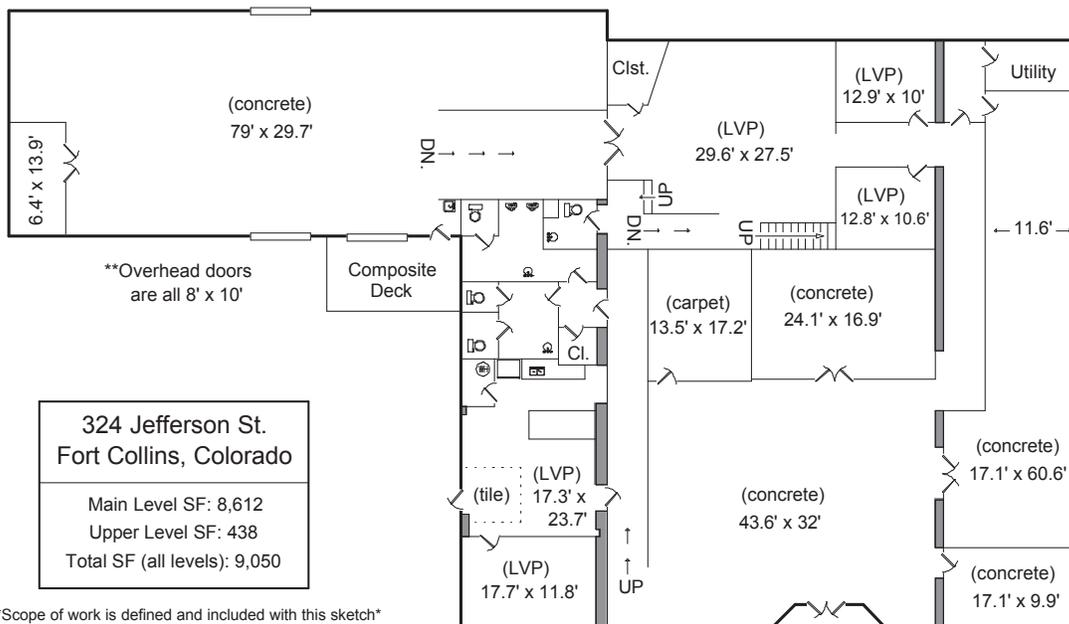
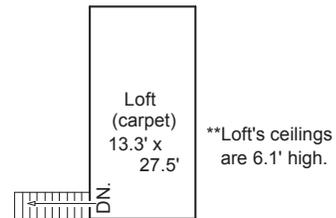
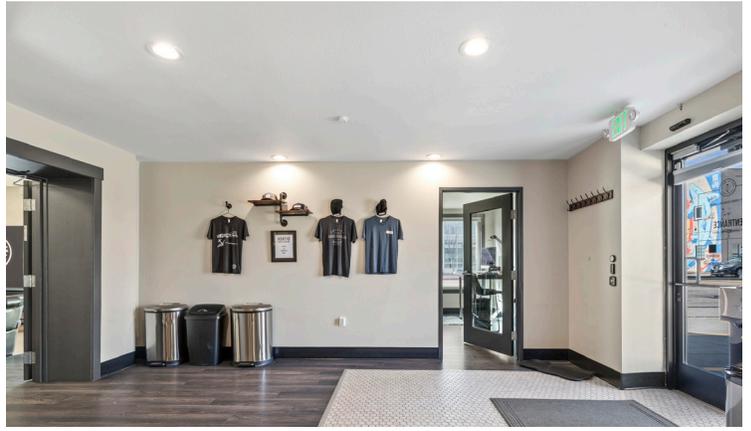
PROPERTY OVERVIEW

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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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
Drew Seaser (970) 214.3413
16jan26

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