

COMMERCIAL LISTING
FOR SUBLEASE

109 North College Avenue

SUITE 215 | FORT COLLINS, CO



AVAILABLE: | Suite 215

SIZE: | 1,100 RSF

NEW SUBLEASE RATE: | \$17.00/RSF NNN
\$2,500/month, Gross Rent

SUBLEASE TERM: | Through February 28, 2025

NNN EXPENSES: | \$14.73/RSF
(included in monthly rent)

FEATURES:

Hot Corner professional office space available in Downtown Fort Collins! A + location above Austin's American Grill at the epicenter of Downtown Fort Collins. Second floor is elevator-served. Close to Mason Parking Structure providing easy parking for employees and visitors.

AVAILABLE IMMEDIATELY.

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Floor plan of a three-office suite with a reception area. The plan includes the following dimensions and labels:

- Overall Dimensions:**
 - Top: 32'-10 1/2" (split into 14'-10 1/2" and 17'-3")
 - Bottom: 36'-8"
 - Right: 29'-0" (split into 13'-0" and 16'-7")
- Rooms and Labels:**
 - OFFICE (Top Left)
 - OFFICE (Top Right)
 - OFFICE (Bottom Right)
 - RECEPTION AREA (Bottom Center)
- Specific Dimensions:**
 - Top Left Office: 14'-10 1/2" wide
 - Top Right Office: 17'-3" wide
 - Reception Area: 6'-0" wide, 8'-0" deep
 - Reception Area Counter: 6'-4" wide, 2'-0" high
 - Reception Area Sink: 1'-2" wide
 - Reception Area Door: 1'-2" wide
 - Reception Area Wall: 5'-0" high
 - Reception Area Floor: 36'-8" wide
 - Reception Area Ceiling: 29'-0" high
 - Reception Area Partition: 12'-0" high
 - Reception Area Partition: 13'-0" high
 - Reception Area Partition: 16'-7" high
- Other Features:**
 - SINK, COUNTERTOP (Reception Area)
 - Reception Area Counter (Reception Area)
 - Reception Area Sink (Reception Area)
 - Reception Area Door (Reception Area)
 - Reception Area Wall (Reception Area)
 - Reception Area Floor (Reception Area)
 - Reception Area Ceiling (Reception Area)
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