

COMMERCIAL LISTING  
**FOR SUBLLEASE**

# 109 North College Avenue

SUITE 215 | FORT COLLINS, CO



**AVAILABLE:**

Suite 215

**SIZE:**

1,100 RSF

**NEW SUBLLEASE RATE:**

\$17.00/RSF NNN  
\$2,500/month, Gross Rent

**SUBLLEASE 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.**

**Patty Spencer** BROKER

COMMERCIAL REAL ESTATE BROKERS, LLC

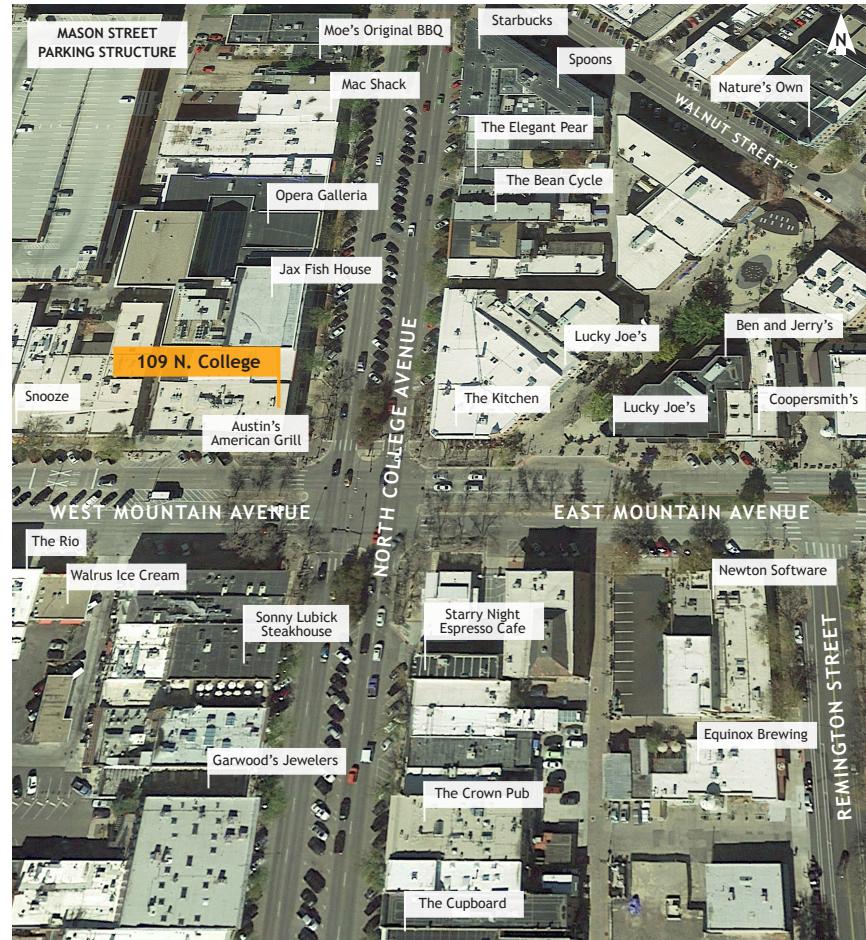
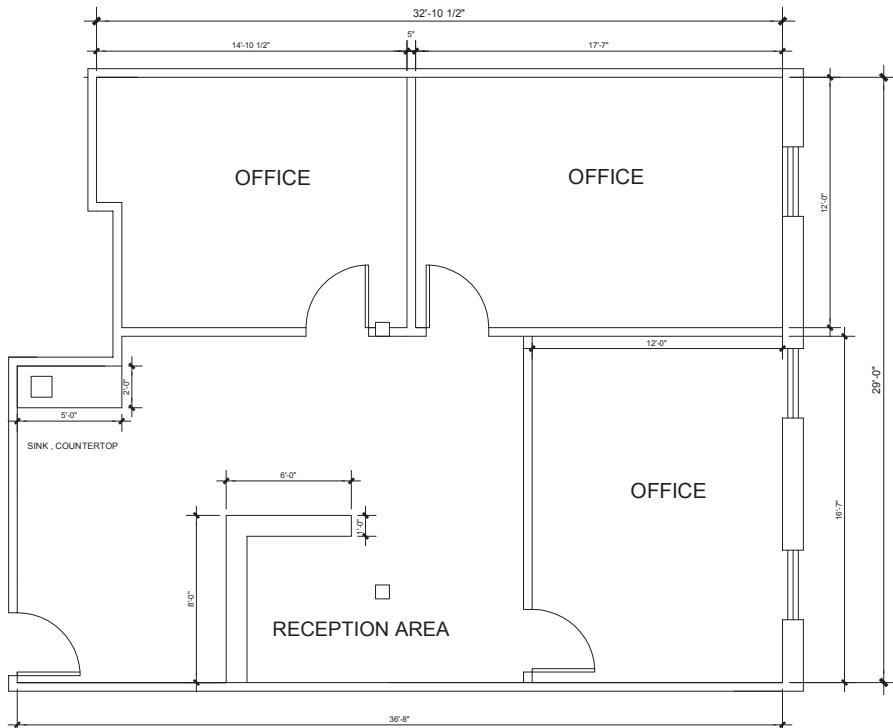
**970.407.9900**

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