



FOR LEASE

LINCOLN OFFICE CENTER

419 Canyon Avenue, Fort Collins, CO 80521

419

2,998 SF Available



CUSHMAN &
WAKEFIELD

BETWEEN OLD TOWN SQUARE AND CSU

Located between Old Town Square and Colorado State University, this three-story office building offers unmatched convenience and charm. Enjoy walking distance to popular Old Town shops, restaurants, and amenities, making it an ideal spot for businesses seeking a vibrant, accessible location.

The ground floor features primarily on-site covered parking for tenants, while the upper floors provide thoughtfully designed office spaces that combine functionality with comfort.

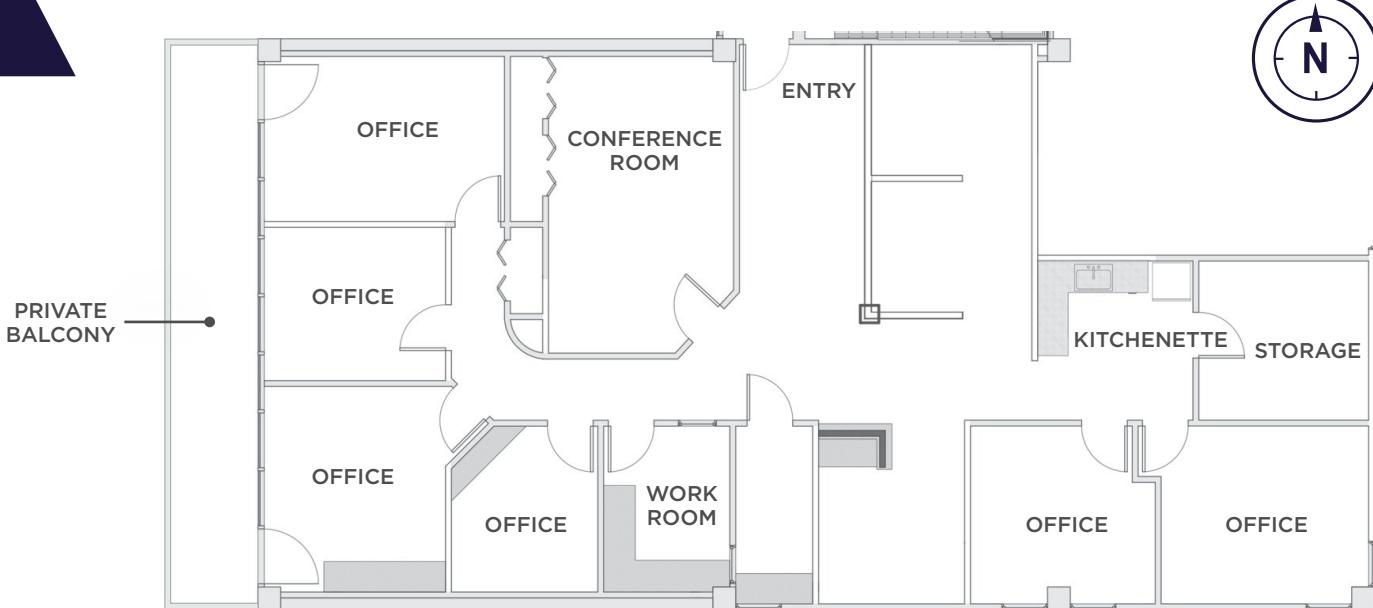


PROPERTY HIGHLIGHTS

Lease Rate:	\$20.00/SF NNN
NNN:	\$12.34/SF (Est.) (includes utilities & janitorial)
Building Size:	26,058 SF
Available Size:	Suite 226: 2,998 SF
YOC/YOR:	1982/2015
Parking:	2.5:1,000 SF (64 Spaces)
Elevator:	Yes

- Private, covered parking reserved exclusively for tenants
- Abundant natural light throughout the building
- Shared and private balcony access for fresh air and scenic views
- Class B office suites on the 2nd and 3rd floors with welcoming shared lobbies, corridors, restrooms, and balconies
- Ground-level entry lobby with elevator service for easy access

Floor Plan



Suite 226

This suite combines functionality with a professional atmosphere, perfect for businesses seeking a well-appointed space in a prime location.

- Welcoming reception area with desk and waiting space
- Seven private offices for focused work
- Conference room for meetings and collaboration
- Kitchenette for convenience
- Dedicated storage and work rooms
- Private balcony access for fresh air and relaxation
- Expansive windows providing abundant natural light throughout



For more information, please contact:

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