#### 135 W Oak Street Fort Collins, CO 80524

4,530 SF TURNKEY BAR/RESTAURANT SPACE AVAILABLE FOR LEASE

CUSHMAN & WAKEFIELD

#### 135 W Oak Street

#### **PROPERTY DETAILS**

| LEASE RATE              | \$25.00/SF NNN   NNNs: \$10.00/SF |
|-------------------------|-----------------------------------|
| AVAILABLE SF            | 4,530 SF                          |
| YEAR BUILT              | 1924                              |
| YEAR RENOVATED          | 2021                              |
| WALK SCORE <sup>®</sup> | 95 - Walker's Paradise            |
| ZONING                  | HC – Downtown                     |

This exceptional 4,530 square-foot, fully turnkey bar/restaurant is perfectly situated in the vibrant heart of Old Town Fort Collins. Nestled amidst the charm of Old Town, this prime spot benefits from unparalleled visibility, heavy foot traffic, and proximity to countless amenities. With ample parking and direct access to the MAX Line bus transit, convenience for both customers and employees is unmatched. This versatile space is an ideal opportunity for a variety of bars or restaurants. Don't miss your chance to establish your business at the epicenter of a thriving and dynamic community!

- Turn-key bar/restaurant space with large bar, outdoor patio, & fully equipped kitchen
- Exceptional location in the heart of Fort Collins
- Full basement with storage, walk-in, and employee break area

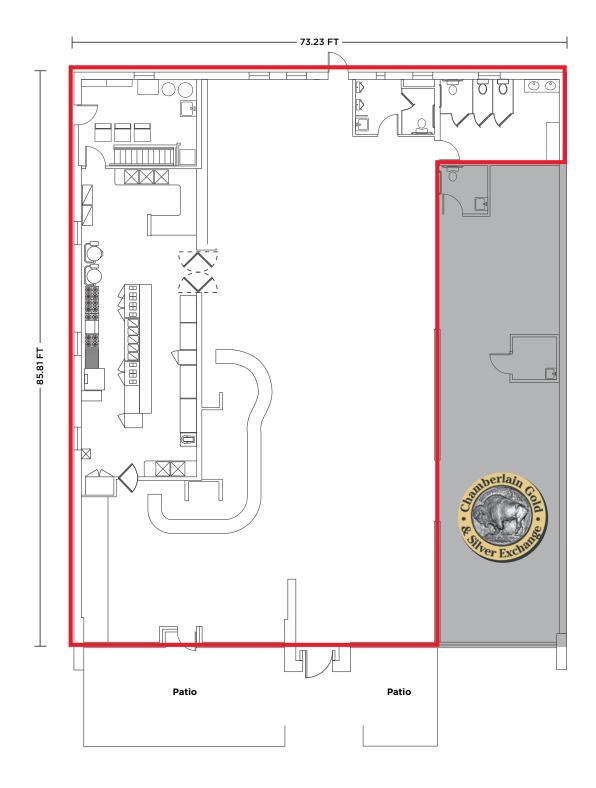
Click to view Full Equipment List

## 135 W Oak Street

**FLOOR PLAN** 4,530 Total SF









### 135 W Oak Street TENANT SIGNAGE CONCEPT



# 135 W Oak Street FRONT OF HOUSE PHOTOS





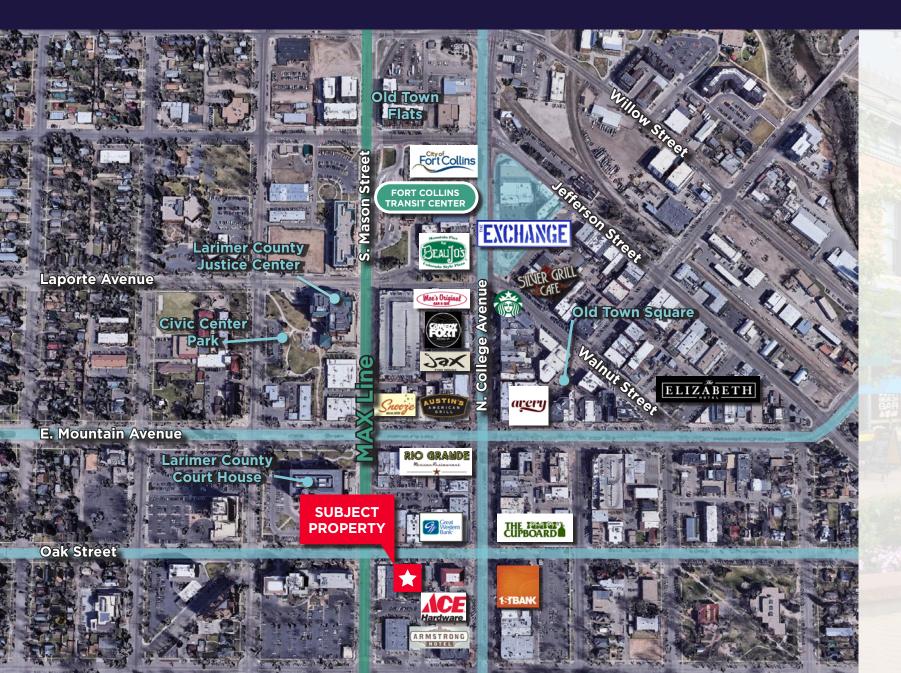


# 135 W Oak Street BACK OF HOUSE PHOTOS



## 135 W Oak Street

Over \$36.6 Million Spent on Dining and Drinks Away from Home Within 3 Miles COSTAR 2024



#### **OLD TOWN FORT COLLINS**

Old Town Fort Collins is the historic and cultural centerpiece of a city renowned for its lively atmosphere and thriving community. With its blend of historic charm and modern amenities, Old Town draws thousands of visitors and locals vear-round. Its brick-lined streets are lined with unique shops, award-winning breweries, diverse dining options, and bustling entertainment venues. Fort Collins' strong economy, fueled by Colorado State University, a growing population, and a booming tourism industry, ensures steady foot traffic throughout Old Town. With frequent events, festivals, and a walkable layout, this dynamic district is the perfect location for a restaurant poised for success.

#### 135 W Oak Street Fort Collins, CO 80524

NATE HECKEL Managing Director +1 970 267 7724 nate.heckel@cushwake.com

TY MASHEK Senior Associate +1 303 525 3125 ty.mashek@cushwake.com

#### **CUSHMANWAKEFIELD.COM**



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDI-TION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.