

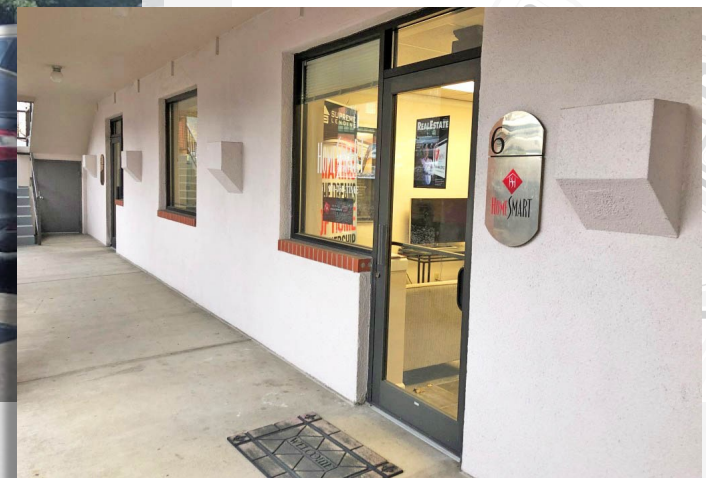


FOR SALE OR LEASE

323 S. College Ave.  
Suites 5 & 6

FORT COLLINS, CO 80524

**SELLER WILL LEASE BACK FOR 6 MONTHS!**



*Downtown Ft. Collins Office Space w/Excellent Parking*

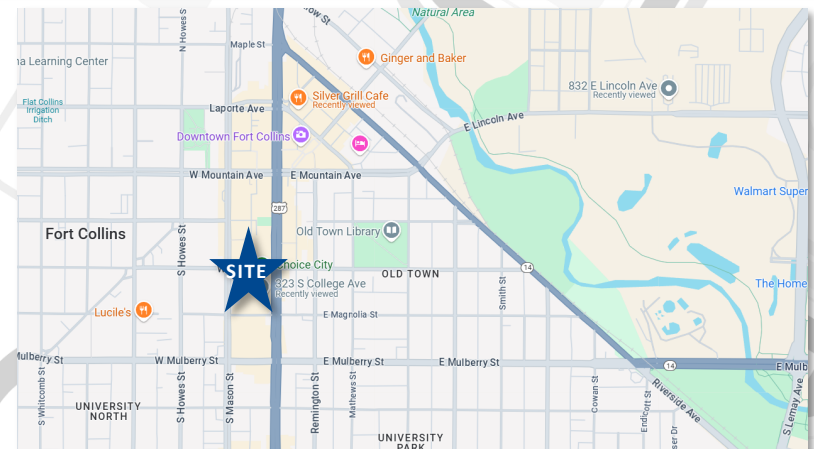


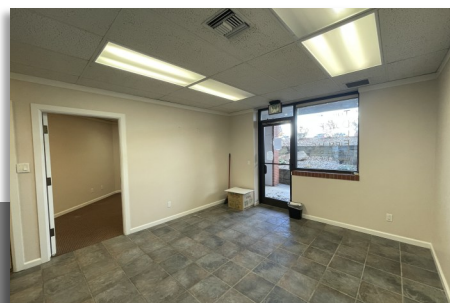
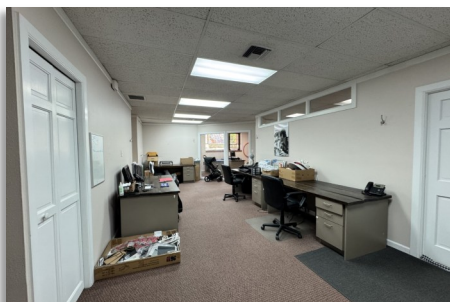
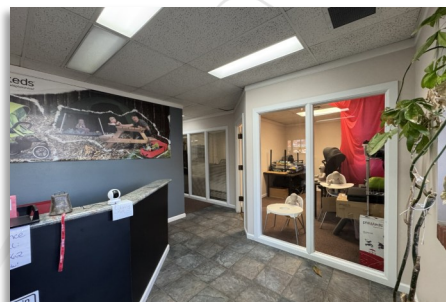
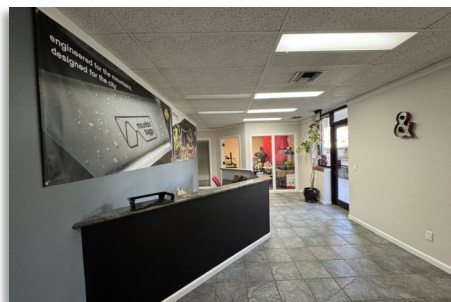
### Offering Summary

#### Clocktower Square Office for Sale or Lease with a Premium Location and the Best Parking Downtown!

This is a rare sale offering at Clocktower Square with excellent parking availability and a flexible layout. Suites 5 & 6 are a total of 3,840 SF with end cap space which provides more natural light. Suite 6 is 1,488 sf and available for lease at \$10-12.00 per sf NNN. The site has easy access off College Avenue and is immersed in downtown Fort Collins. The monument signage on College Avenue provides high exposure. The space is currently designed for professional office uses.

- ⇒ Suites 5 & 6, 3,840 SF, For Sale Together - \$921,600 (\$240.00 per SF)
- ⇒ Lease Suite 6: 1,488 SF at \$10-12.00 per SF NNN. NNN Est \$12.19 per SF
- ⇒ Downtown District Zoning
- ⇒ Comcast IT Provider
- ⇒ Downtown Location with Excellent Parking
- ⇒ Seller is Open to Negotiating a 6 Month Lease Back of the Property! Rate TBD.

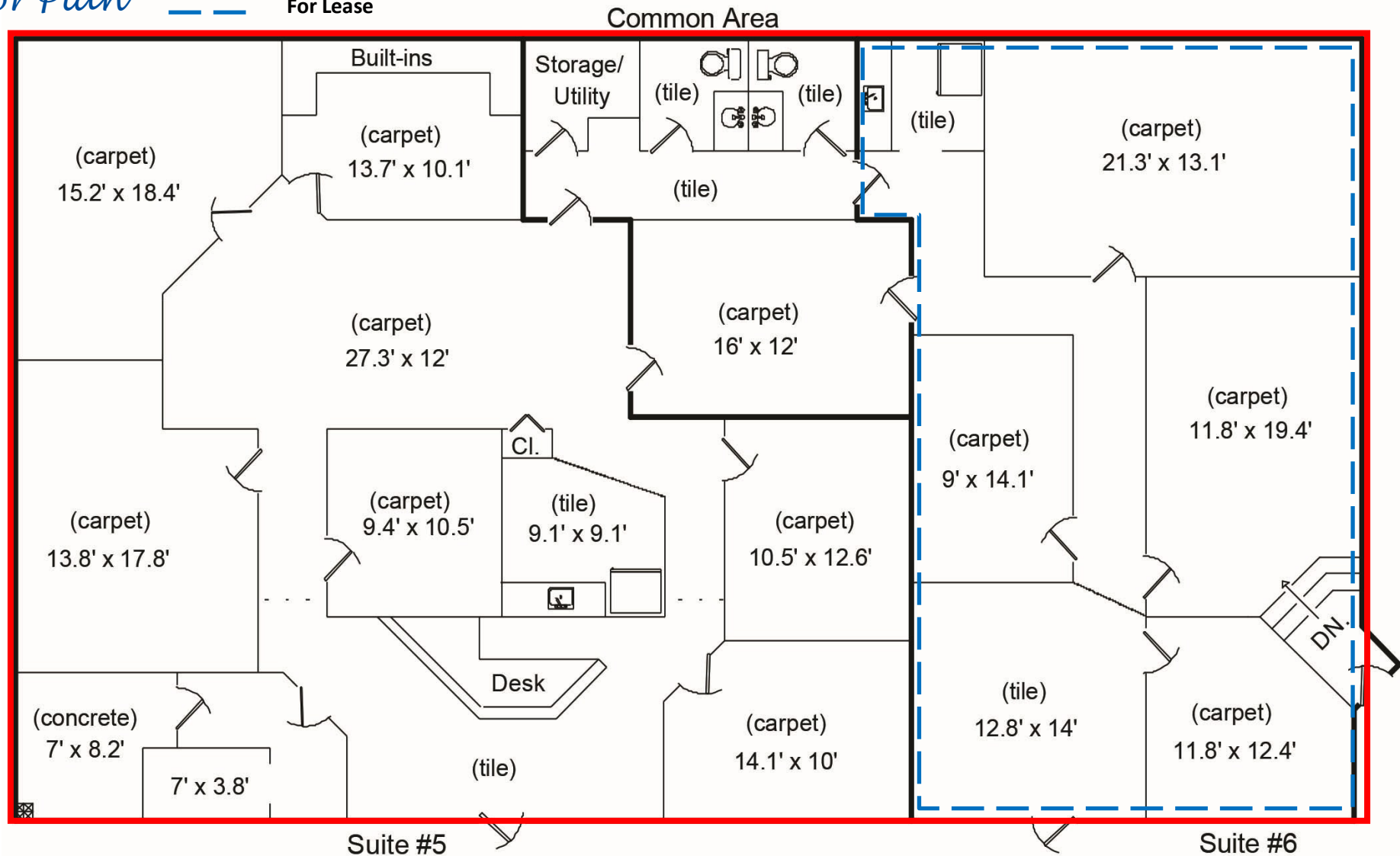






## Floor Plan

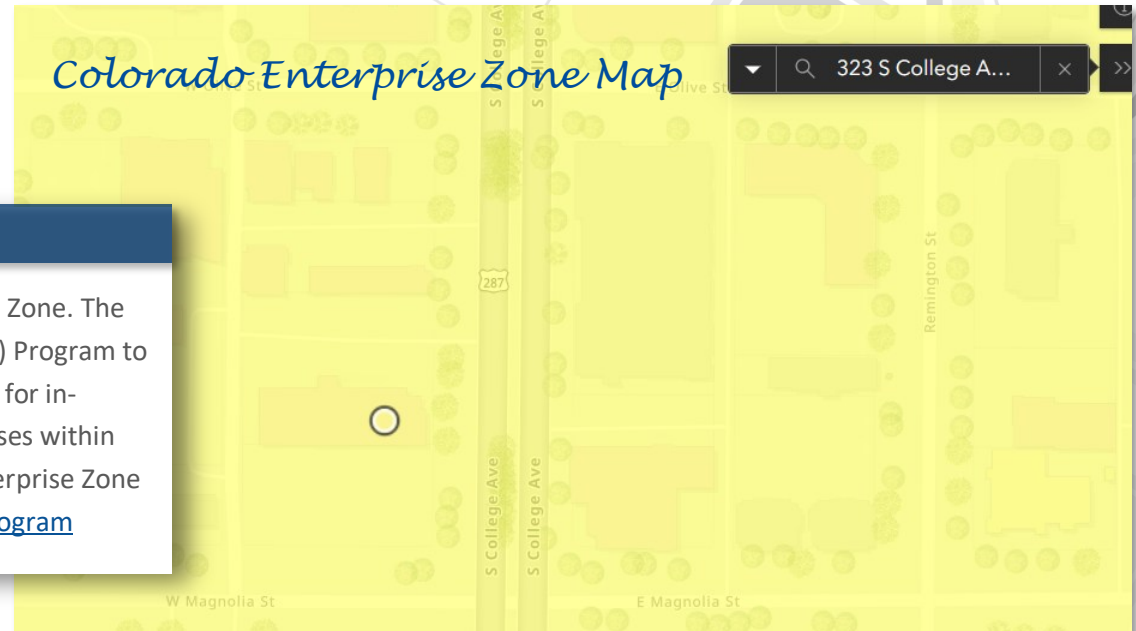
— For Sale  
-- For Lease





## Colorado Enterprise Zone Map

The site is resides in the Colorado Enterprise Zone. The Colorado legislature created the Enterprise Zone (EZ) Program to encourage development and provides tax incentives for investing in real estate projects and operating businesses within the zone. More information about the Colorado Enterprise Zone here: <https://oedit.colorado.gov/enterprise-zone-program>





CONTACT

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Suites 5 & 6  
FORT COLLINS, CO 80524

Broker Contact

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