



172 N College Ave, Suite D, Fort Collins, CO 80524

LEASE RATE: **\$28.00/SF NNN** (Est. \$12.39/SF)

## FOR SUBLEASE

HIGHLY DESIRABLE RETAIL/OFFICE  
SUITE IN DOWNTOWN FORT COLLINS

Presented By:

**DAVID D'AMBROSIO**

(970) 988-3872

david@dambrosiocompany.com

**TIM ANNABLE**

(970) 673-7744

tim@colorado-commercial.com





# PROPERTY DESCRIPTION

172 N College Ave, Suite D, Fort Collins, CO 80524



Rare opportunity to lease space in one of Downtown Fort Collins’ most recognizable historic buildings.

Located in the Northern Hotel, Suite D features the iconic leaded glass dome, originally part of the hotel’s ballroom. Ideal for retail, office, or showroom use, the location provides heavy foot traffic and excellent visibility off North College Avenue in the heart of Old Town.

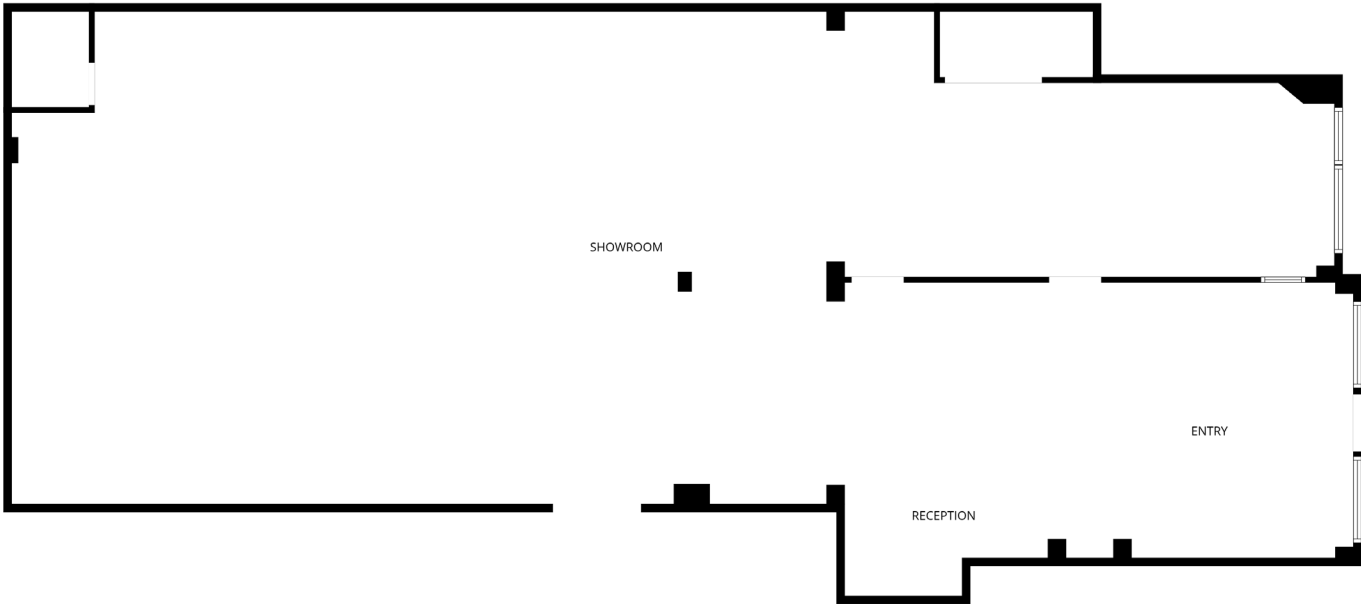
## PROPERTY INFORMATION

SIZE	LEASE RATE	SUBLEASE TERM	AVAILABILITY
3,200 SF	\$28.00/SF NNN (Est. \$12.39/SF)	Through August 31, 2029*	30 Days

## PROPERTY HIGHLIGHTS

- Heavy foot traffic
- Highly visible storefront on N College Ave
- Immediately adjacent to Old Town Square
- Situated within a plethora of nearby restaurants, retailers, and entertainment
- Basement storage space included
- One block from Civic Center Parking Garage
- \*Direct lease may be possible







# AERIAL MAP

**172 N College Ave, Suite D, Fort Collins, CO 80524**



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