



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

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

A red rectangular box highlights the area where a sign would be placed above the storefront. The text 'YOUR SIGN HERE' is overlaid on this box.

FOR SUBLLEASE

HIGHLY DESIRABLE RETAIL/OFFICE
SUITE IN DOWNTOWN FORT COLLINS

Presented By:

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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

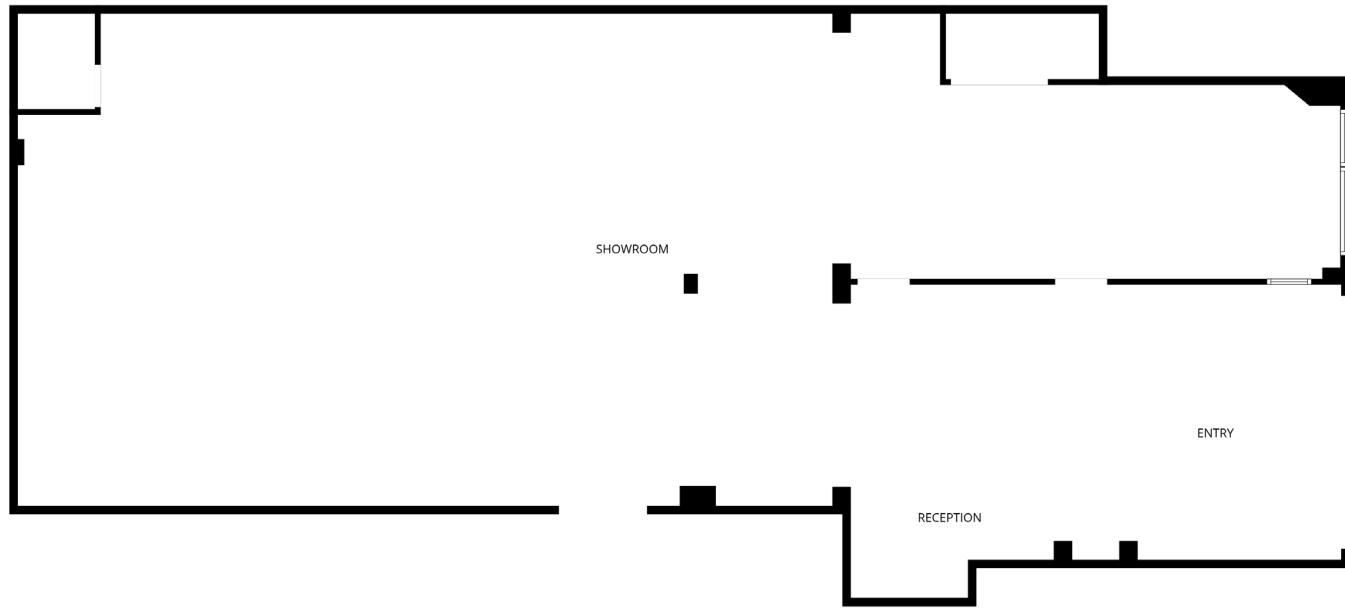
SIZE	LEASE RATE	SUBLEASE TERM	AVAILABILITY
3,200 SF	\$28.00/SF NNN (Est. \$12.39/SF)	Through August 31, 2029*	30 Days

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

FLOOR PLAN

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



AERIAL MAP

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



COSTAR, 2025	1 Mile	3 Mile	5 Mile
2024 Population	13,095	88,949	158,665
2029 Population Projection	13,842	94,489	167,732
2024 Households	5,746	35,702	64,732
2029 Household Projection	6,119	38,139	68,742
Average Household Income	\$81,487	\$81,188	\$92,476

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