

**130 W LAUREL ST
FORT COLLINS, CO 80524**

**TURN-KEY RESTAURANT
FOR SUBLEASE**

FF&E INCLUDED FOR TENANT USE



Gross Sublease Rate

Full Building:	8,513 SF	\$20,000/month
Restaurant Space Only:	4,113 SF	\$15,000/month
Retail Space Only:	4,400 SF	\$5,000/month

HIGH-VISIBILITY RESTAURANT/RETAIL NEAR COLORADO STATE UNIVERSITY FOR SUBLEASE

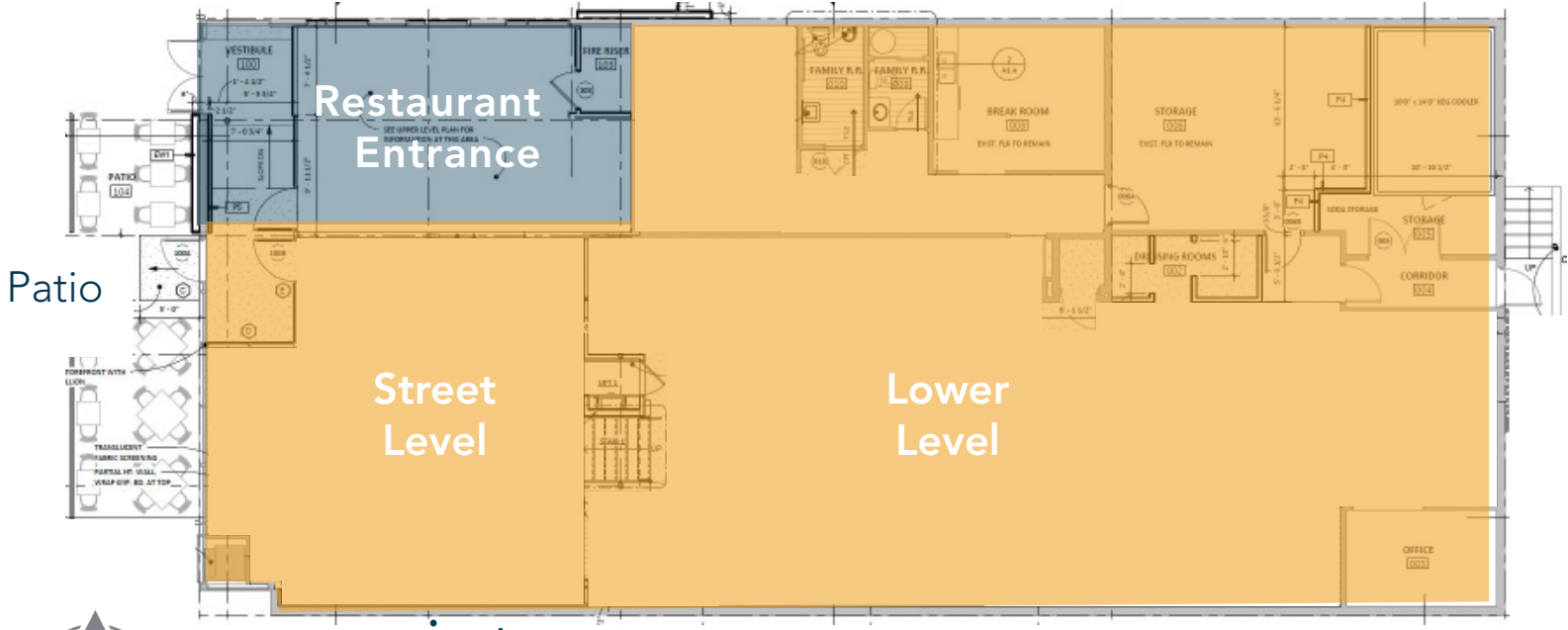
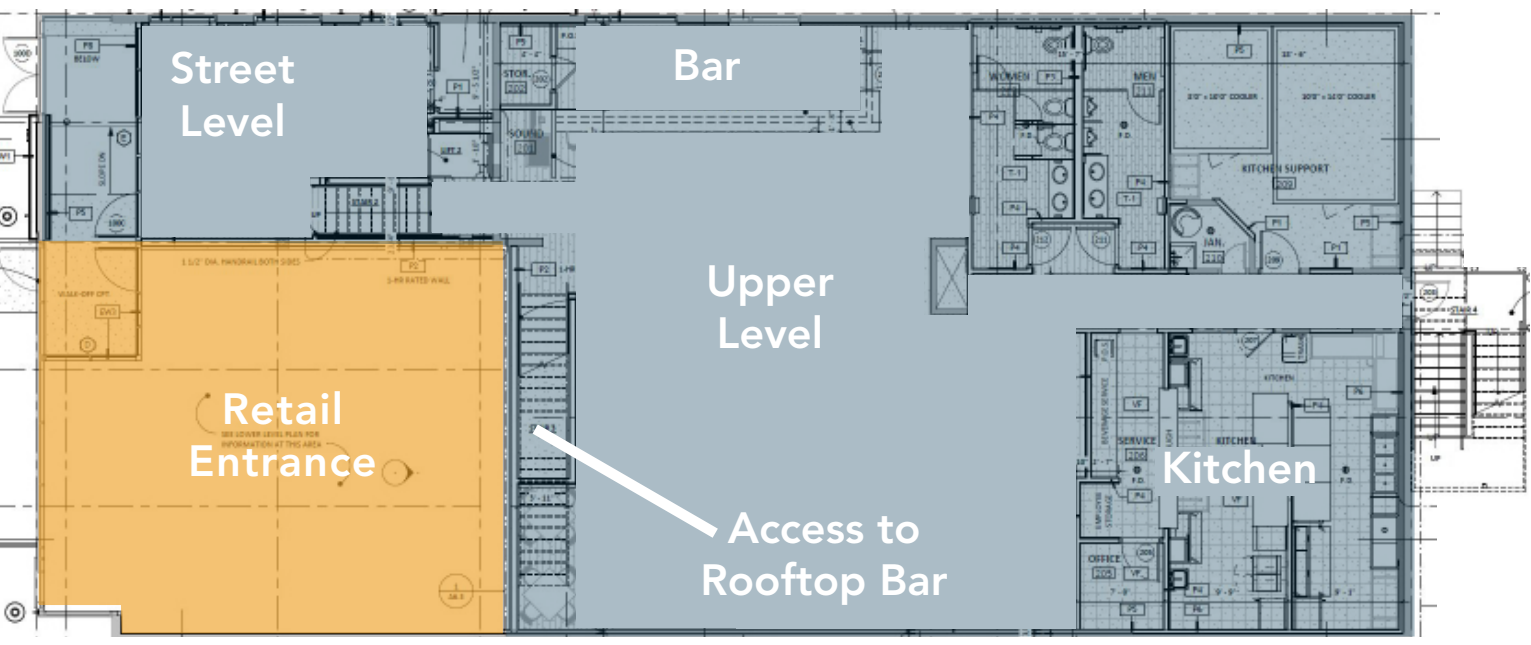
- Restaurant space includes a full-service kitchen, rooftop access/bar, oversized indoor bar, elevator, restrooms, and prominent building signage
 - Retail space can be converted into restaurant space and includes outdoor patio, open floor plan with two levels, & prominent building signage
 - Walking distance from Colorado State University



FLOOR PLAN

Restaurant

Retail



Information contained herein deemed accurate but not guaranteed.

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RESTAURANT PHOTOS



RETAIL PHOTOS



130 W LAUREL STREET

AREA MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.