

120 W OLIVE ST
Fort Collins, CO 80524



Space Available:

Lease Rate:

NNN Rate:

Equivalent Gross
Monthly Rent:

Ste # 210: 1,282/SF

\$17.50/SF

\$17.33/SF
(Janitorial & Utilities)

\$3,721.01/SF

2nd FLOOR PROFESSIONAL OFFICE SPACE IN OLD TOWN FORT COLLINS

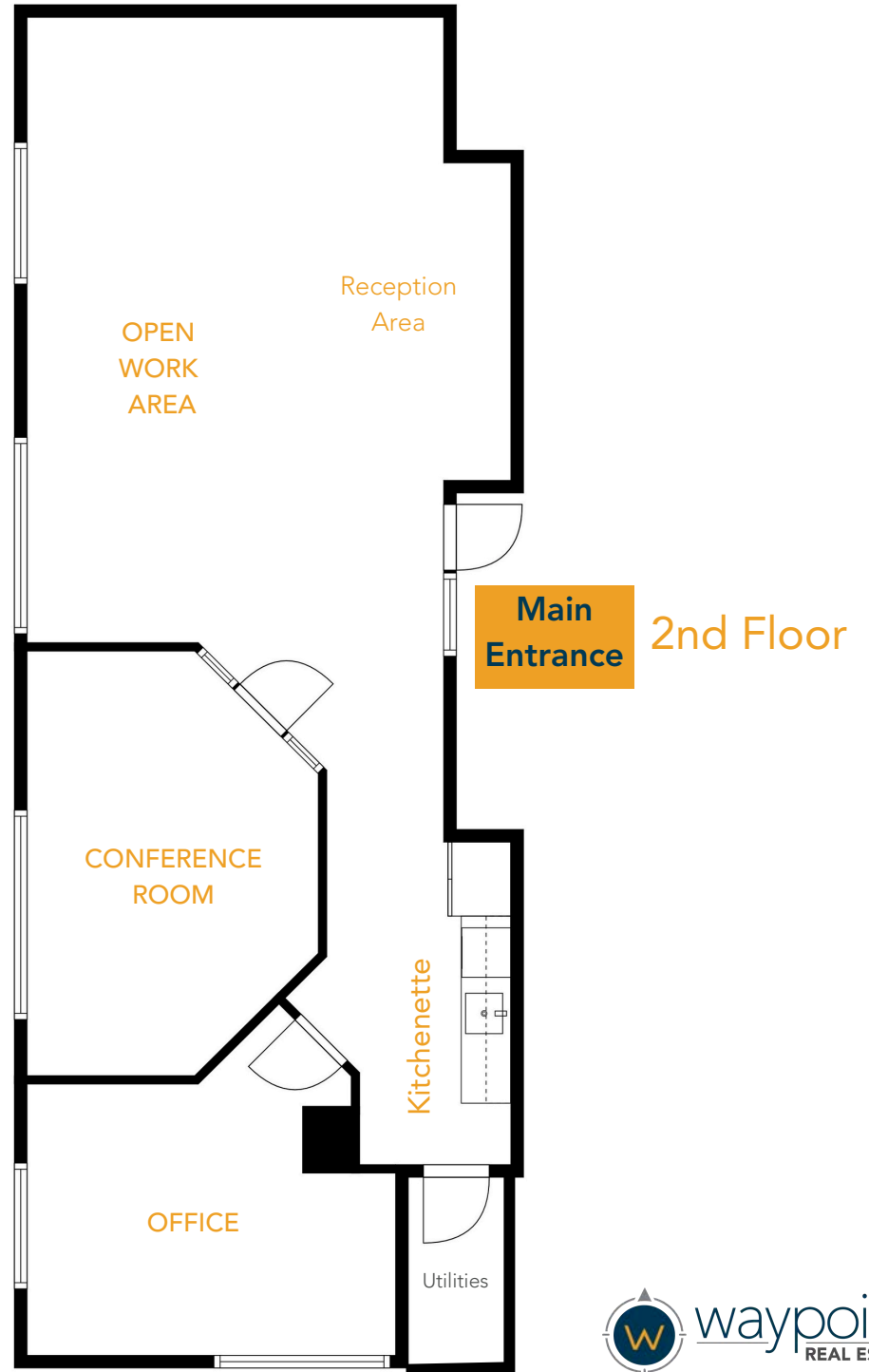
CONTACT

Jake Arnold | 970.294.5331 | jarnold@waypointRE.com

Nick Norton, CCIM | 970.213.3116 | nnorton@waypointRE.com



SUITE 210 | PHOTOS & FLOORPLAN



PROPERTY DETAILS

CONSTRUCTION

Total Building Size	10,139 SF
Year Built	1958
Suite # 210	1,282 SF
	(1) Private Offices, Open-plan office space, Kitchenette
Heat Type	Forced Air
Air Conditioning	Yes
Elevator	No

BUILDING AMENITIES

Building Signage	Yes
Parking Ratio	Street Parking
Shared Restrooms	Yes
Downtown Amenities	Restaurants, Coffee Shops, Small Businesses

SITE DETAILS

Zoning	Downtown District
Parcel #	9711415018

SAFETY SYSTEMS

Fully Sprinkled	Yes
Security Systems	Yes, Key code/card access after business hours

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$63,605 (3-mi radius)*
Traffic Count	23,222 approx VPD on W Olive & College*

*Source: CoStar 2026



120 W Olive Street | Fort Collins, CO

 [Link to Google Maps](#)

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120 W OLIVE ST
Fort Collins, CO 80524



Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rent:
Ste # 102: 2,265/SF	\$30.00/SF	\$14.21/SF	\$8,344.64/SF

RESTAURANT & BAR SPACE IN OLD TOWN FORT COLLINS

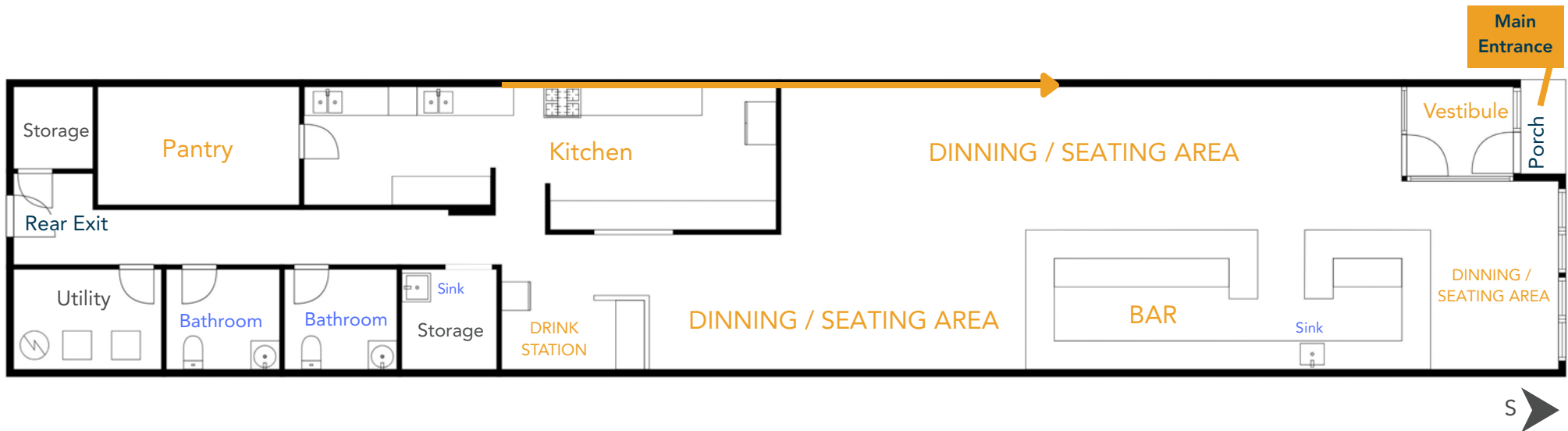
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SUITE 102 | PHOTOS & FLOORPLAN



PROPERTY DETAILS

CONSTRUCTION

Total Building Size	10,139 SF
Year Built	1958
Suite # 102	2,265 SF
	Kitchen, Drink Station, Multiple Storage Rooms, (2) Private Bathrooms, Pantry, Vestibule, Large Dining Area and Large Bar.
Heat Type	Forced Air
Air Conditioning	Yes
Elevator	No

BUILDING AMENITIES

Building Signage	Yes
Parking Ratio	Street Parking
Private Bathrooms	Two
Downtown Amenities	Restaurants, Coffee Shops, Small Businesses

SITE DETAILS

Zoning	Downtown District
Parcel #	9711415018

SAFETY SYSTEMS

Fully Sprinkled	Yes
Security Systems	No

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$63,605 (3-mi radius)*
Traffic Count	23,222 approx VPD on W Olive & College*

*Source: CoStar 2026



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