

COMMERCIAL LISTING  
**FOR LEASE**

# Old Town Lofts Commercial Office

200 S. COLLEGE AVENUE, SUITE 140 | FORT COLLINS, CO

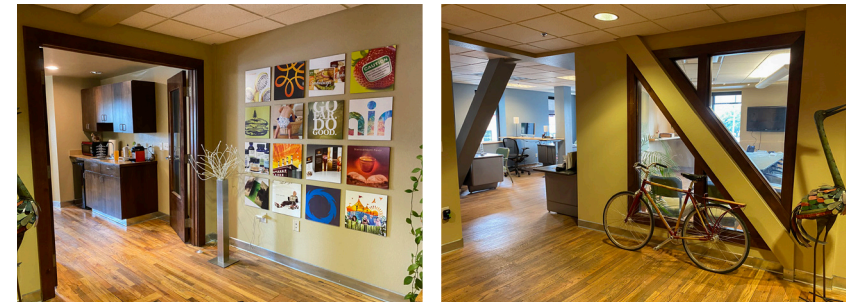


**AVAILABLE:** | Suite 140  
**SIZE:** | 2,037 RSF  
**LEASE RATE:** | \$17.00/RSF NNN  
**NNN EXPENSES:** | \$10.80/RSF  
(estimated 2024 includes utilities)

Exceptional office suite located on the second floor of Old Town Lofts in the heart of Downtown Fort Collins. Premium space is designed for creative uses showcasing loft ambiance with modern interiors including wood floors, abundant natural light and unique built ins. Productivity elements include separate office space combined with open concept (cubicles available for use), separate conferencing room with refreshment bar. Some office furniture may be included to complete a move-in ready transition.

**Patty Spencer** BROKER  
COMMERCIAL REAL ESTATE BROKERS, LLC

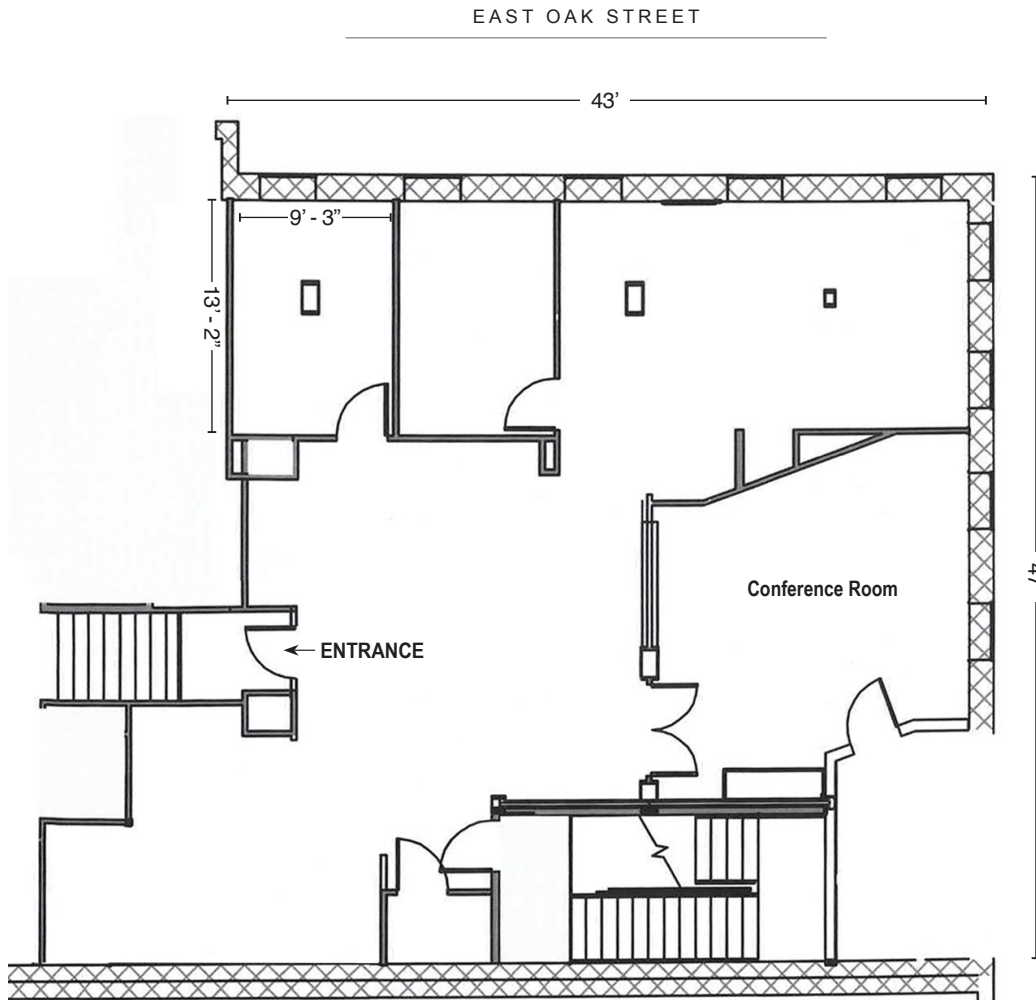
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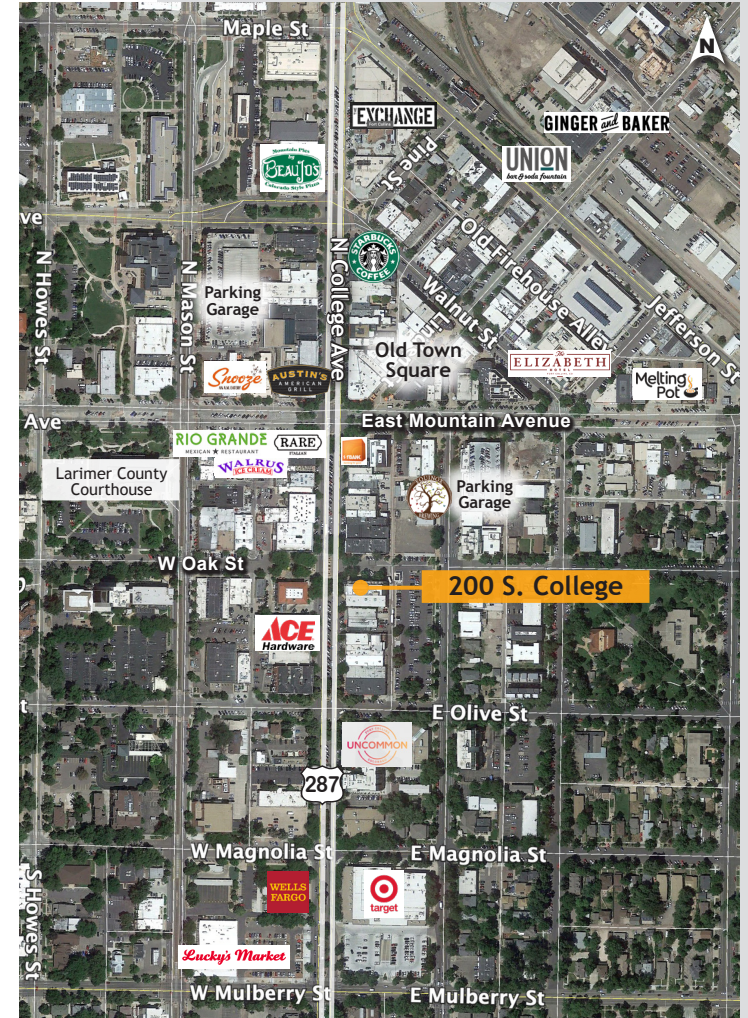
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**SUITE 140**



**LOCATION OVERVIEW**