

# 123 N. COLLEGE AVENUE | SUITE 110

FORT COLLINS, COLORADO 80524



## OLD TOWN FORT COLLINS

### CLASS A OFFICE SPACE FOR LEASE

LEASE RATE: \$20.00/SF NNN | SALE PRICE: \$400,675 (\$275/SF)

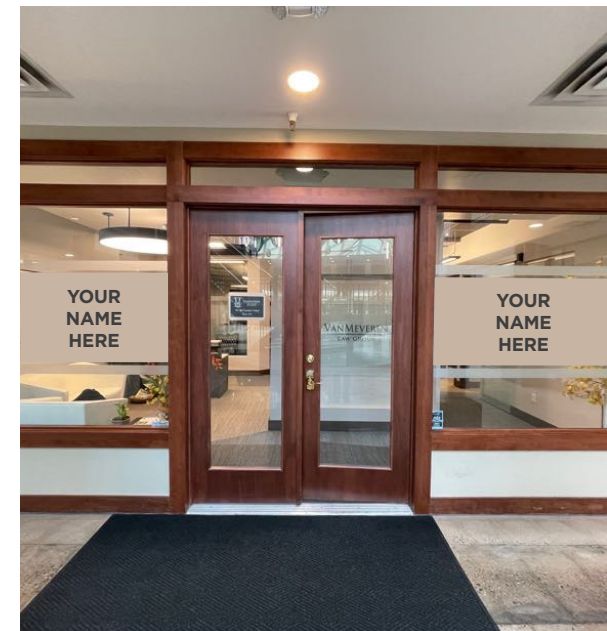
#### PROPERTY FEATURES

**Available Size** ±1,457 SF

**YOC/YOR** 1900/2017

#### PROPERTY HIGHLIGHTS

- Two (2) parking spaces included
- First floor condo with high-end finishes
- Suite has kitchenette, lobby/reception, conference room, and offices
- Heavy foot traffic
- Near numerous amenities





AVAILABLE FOR LEASE OR SALE

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	2 Miles	5 Miles	10 Miles
2024 Population	51,337	159,267	240,078
2029 Pop. Projection	54,564	168,359	255,185
Avg. Household Income	\$72,137	\$92,716	\$107,073

CONTACT

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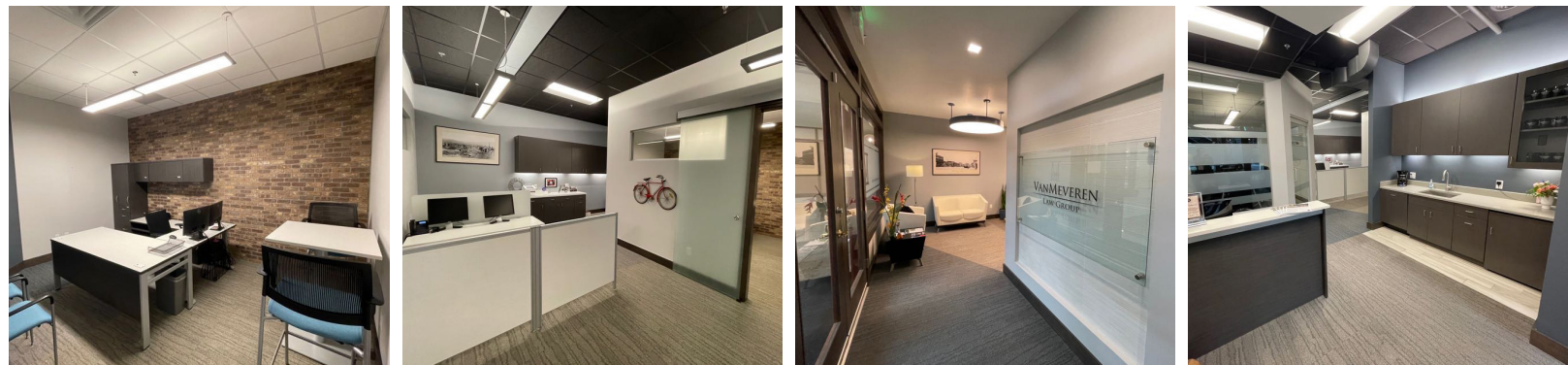
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