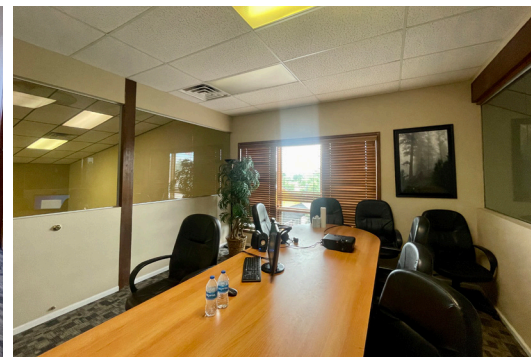


FOR LEASE

**5832 S. COLLEGE AVENUE**  
FORT COLLINS, CO 80525



## PRIME SPACE AVAILABLE ON SOUTH COLLEGE AVENUE

LEASE RATE: ~~\$10.00 - \$11.00/SF NNN~~ \$8.00/SF NNN | EST. NNN: \$5.05/SF\* | AVAILABLE NOW

*\*Includes utilities*

Unit C is 3,571 SF of office flex space available for lease. This space provides 11 workstations with the ability to add more, a reception area, conference room, breakroom, two restrooms, and a flex open area. This quality location features great visibility and high traffic counts along South College Avenue.

### PROPERTY HIGHLIGHTS

- Monument and building signage
- High traffic counts
- Great visibility on Highway 287
- Ample parking

### POSSIBLE USES

- Storefront office
- Showroom
- Retail
- Flex Space

FOR LEASE

# 5832 S. COLLEGE AVENUE

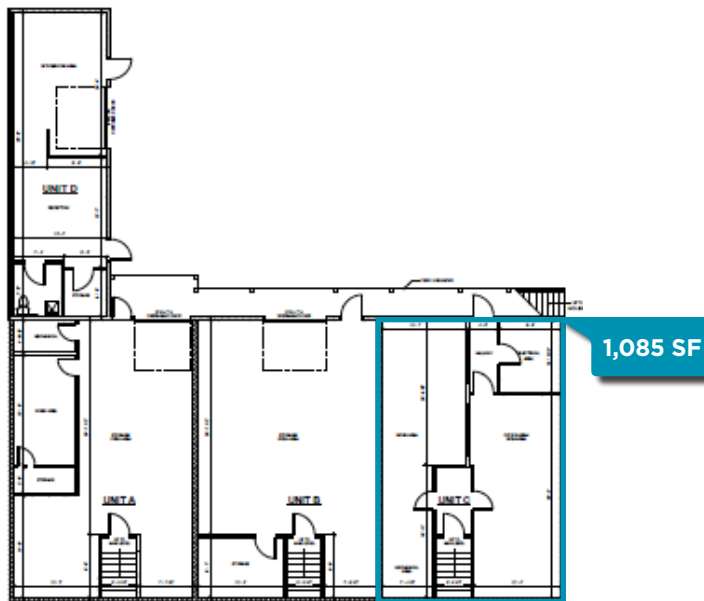
FORT COLLINS, CO 80525



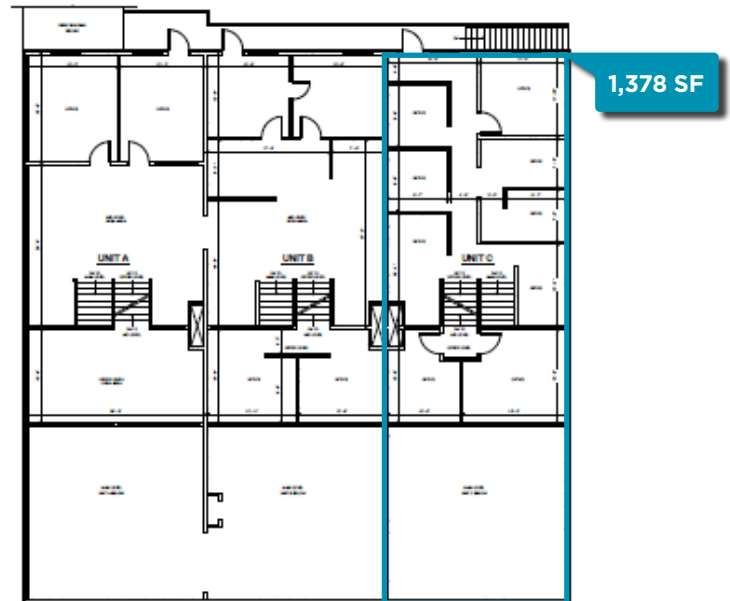
## FLOOR PLAN

UNIT C | 1,108 SF - 3,571 SF AVAILABLE

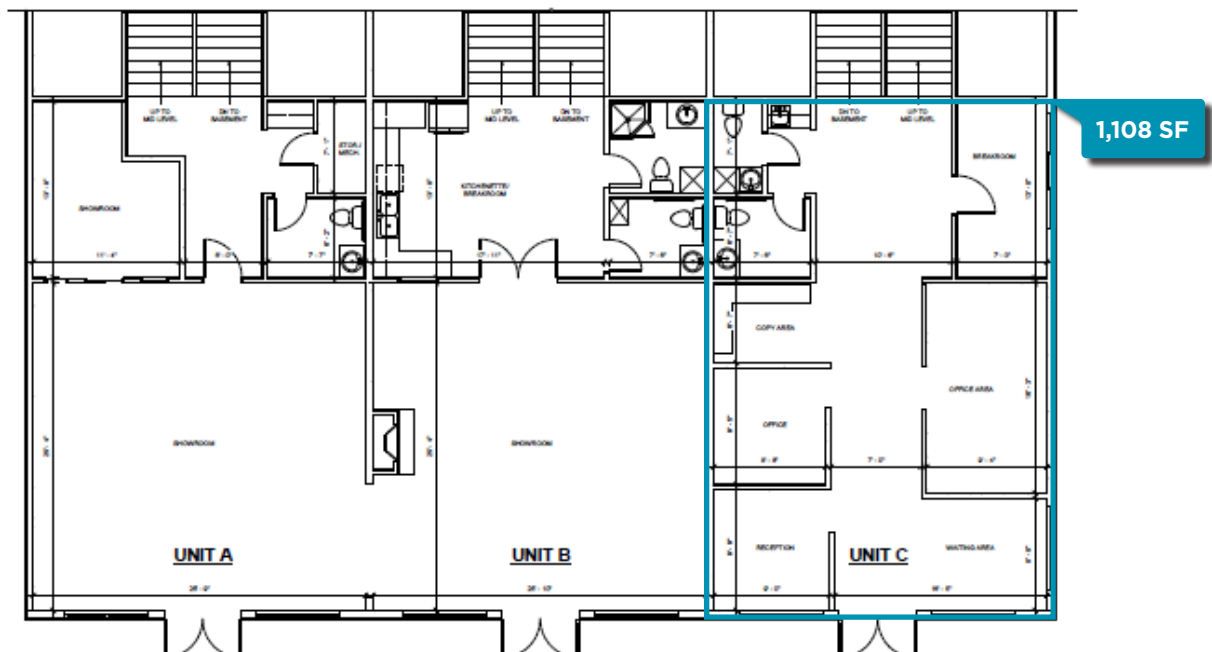
### LOWER LEVEL



### 2ND LEVEL



### MAIN LEVEL





FOR LEASE

# 5832 S. COLLEGE AVENUE

FORT COLLINS, CO 80525



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