

# Opera Galleria

123 North College Avenue, Suites 206 & 208  
Fort Collins, Colorado 80524



## Office Space For Lease

**Lease Rate: \$18.00/SF NNN**

**NNN: \$12.47/SF**

Located within the Opera Galleria building, these spaces offer a unique opportunity to be a part of popular Downtown Fort Collins. These two office suites are currently occupied by a single tenant, but they can be divided to provide flexibility in layout and size. Surrounded by endless amenities, access to the Mason Street parking garage and within walking distance of the Downtown Transit Center, these office spaces have the ability to cater to clients and employees a like.

## Property Features

**Building Size** 83,889 SF

**Available Size** Suite 206: 2,191 RSF  
Suite 208: 2,221 RSF  
Total: 4,412 RSF

**Stories** 3

**Year Built** 1900

**Year Renovated** 2021

**Parking** Suite 206: 3 Reserved spaces  
Suite 208: 2 Reserved spaces  
\$200 per month

**Utilities** \$2.90/SF





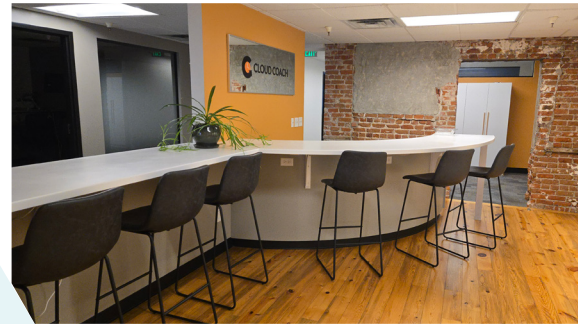
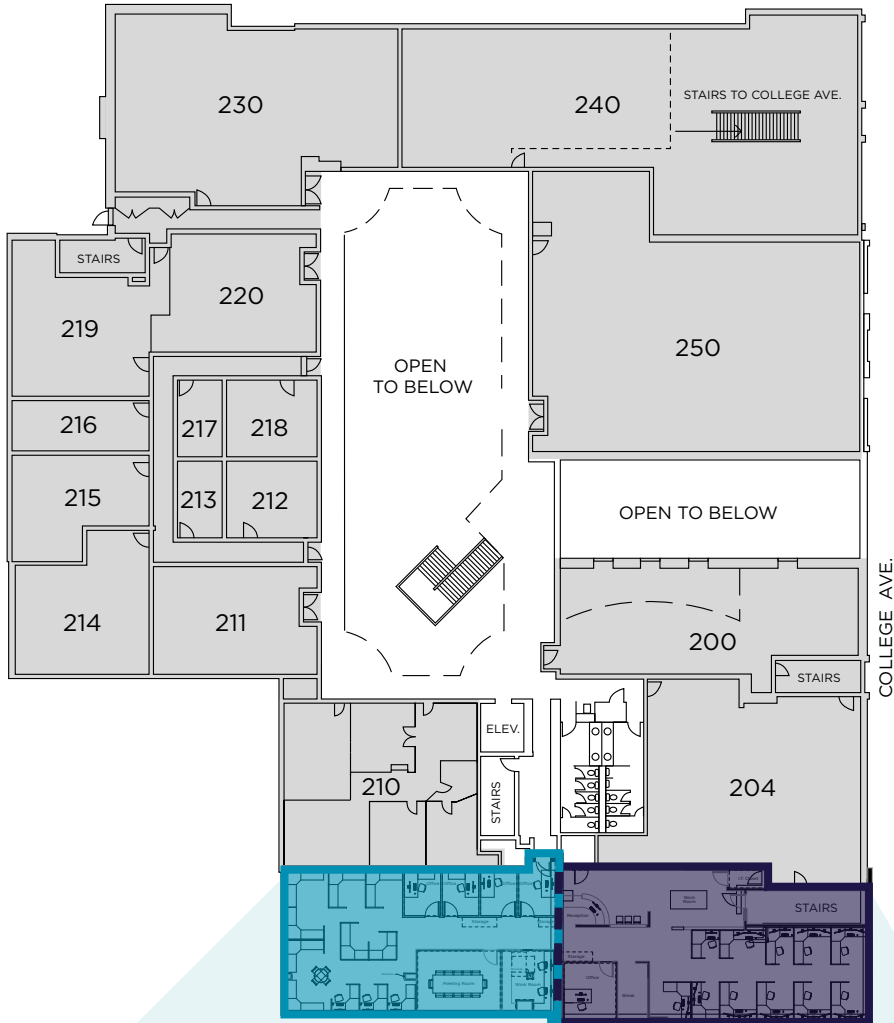


**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

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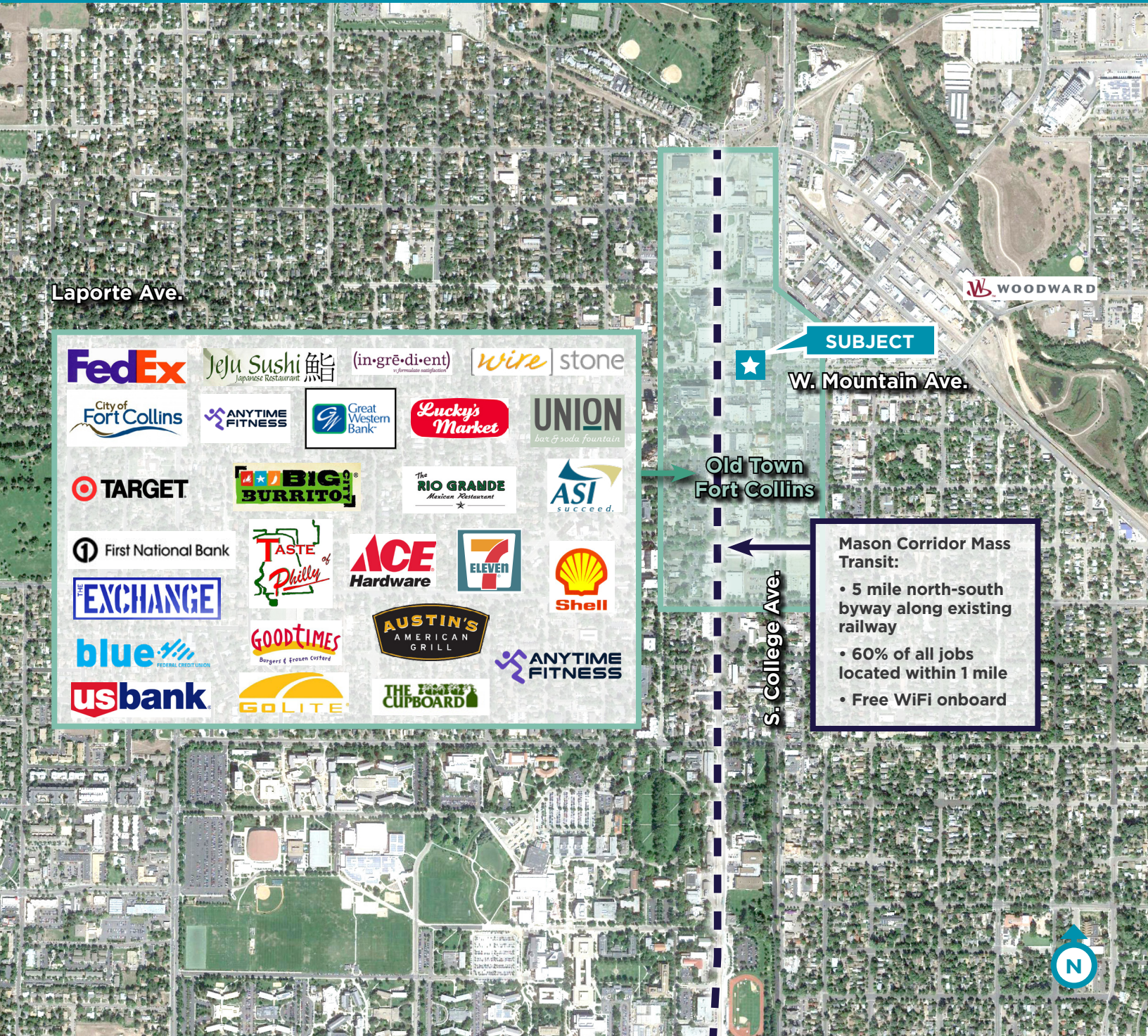


**SUITES 208 & 206  
4,412 SF AVAILABLE**



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For more information, please contact:

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