

Opera Galleria

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



Office Space For Sublease

Sublease Rate: \$15.00/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. 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 alike. ***Sublease expires April 30, 2026, longer direct lease term available.***

Property Features

Building Size	83,889 SF
Available Size	4,523 SF
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



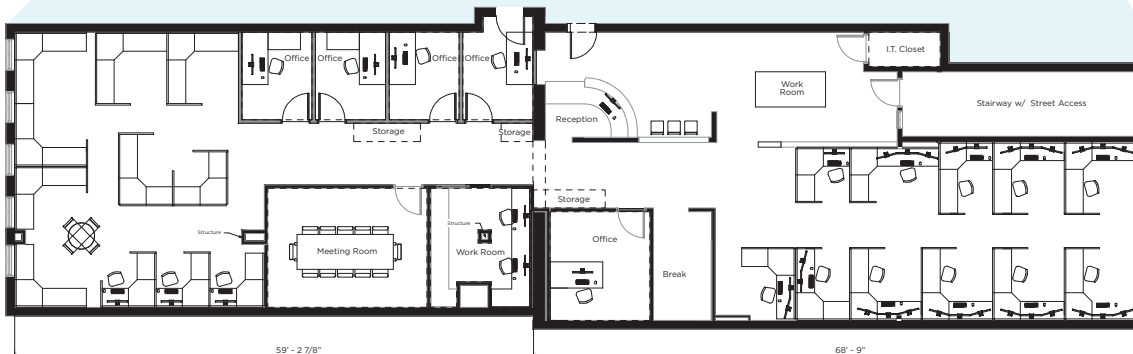
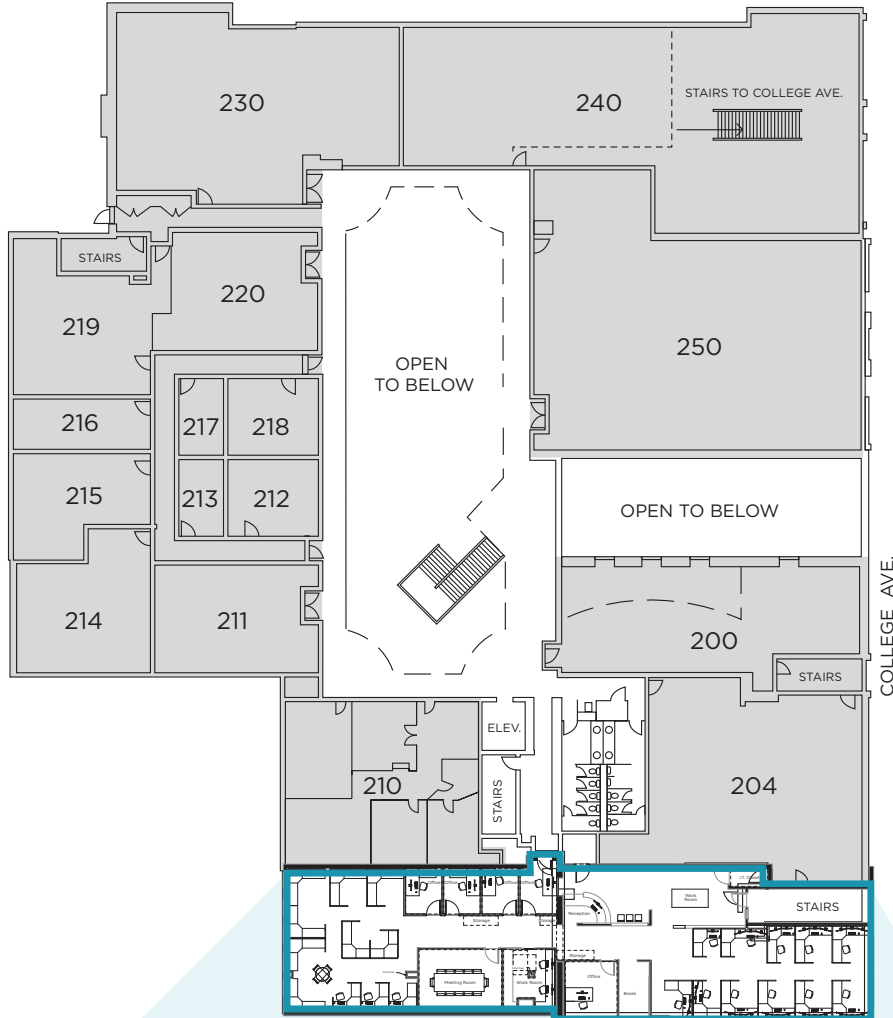


**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

Opera Galleria

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



**SUITES 208 & 206
4,523 SF AVAILABLE**

Opera Galleria

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



For more information, please contact:

Jason Ells, CCIM
Senior Director
+1 970 231 7513
jason.ells@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com