



FOR LEASE

# 110-116 North College Avenue

Fort Collins, Colorado 80524

**DOWNTOWN FORT COLLINS**



## PRIME CORNER LOCATED AT THE ENTRANCE TO OLD TOWN SQUARE

Office Spaces Available For Lease in the Historic Avery Building

### AVAILABILITIES

Office Suite	SF Available	Lease Rate	Available
116 N. College, #6	299 SF	\$550/Month MG	Now
110 N. College, #3	130 SF	\$475/Month Gross	2/1/25

### PROPERTY FEATURES

**Building Size** ±33,000 SF  
**Zoning** Downtown District (D)





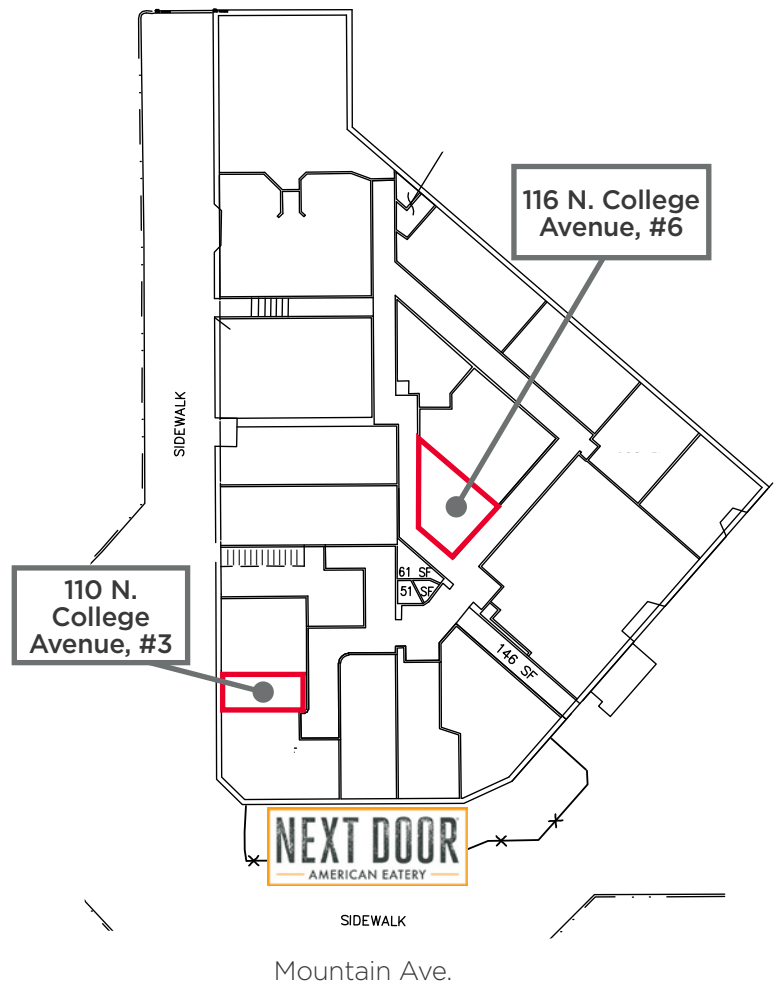
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## SECOND FLOOR

Old Town Square



Demographics	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	51,389	159,499	240,457
2029 Population Projection	54,624	168,606	255,609
2024 Households (HH)	19,617	65,106	95,031
Average HH Income	\$72,182	\$92,797	\$107,094

For more information, please contact:

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