

# 148 W OAK STREET

Fort Collins, CO 80521

RETAIL / OFFICE SPACE AVAILABLE



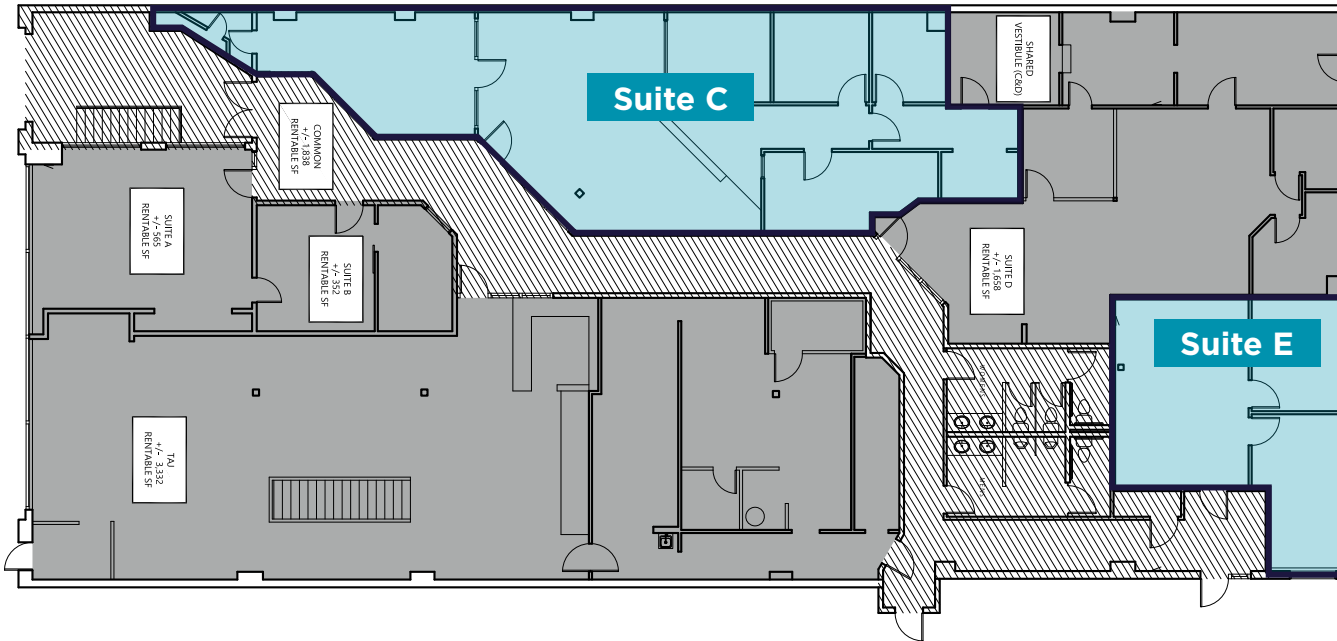
148 West Oak Street in Fort Collins is a versatile property offering retail and office spaces. Located in the heart of downtown, this property is ideal for businesses seeking a prime location with high visibility and foot traffic. With its flexible layout and proximity to local amenities, it provides an excellent opportunity for a variety of business types.

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## FLOOR PLAN

RETAIL / OFFICE SPACE AVAILABLE



**RATE** \$16.00/SF NNN

**SUITE C** 1,963 SF  
(Available October 1)

**SUITE E** 940 SF  
(Available September 1  
or 60-90 days notice)

**NNN** \$15.18/SF

SUITE E



SUITE E



SUITE C



SUITE C





Demographics	2024		
	2M	5M	10M
2024 Population	53,167	160,221	241,762
2029 Projected Population	56,478	169,362	256,989
2024 HH	20,502	65,428	95,570
Average Income	\$71,311	\$93,048	\$107,061



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