



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

Office Space Available for Lease in the Historic Avery Building

**AVAILABILITIES**

Office Suite	SF Available	Lease Rate	Available
116 N. College, Suite 5	959 SF	\$2,750/Month Gross	March 1, 2026
110 N. College, Suite 3	130 SF	\$550/Month Gross	Available Now

**PROPERTY FEATURES**

**Building Size** ±33,000 SF

**Zoning** Downtown District (D)



## INTERIOR PHOTOS

SUITE 3



SUITE 5



SUITE 5



SUITE 5



SUITE 5



SUITE 5





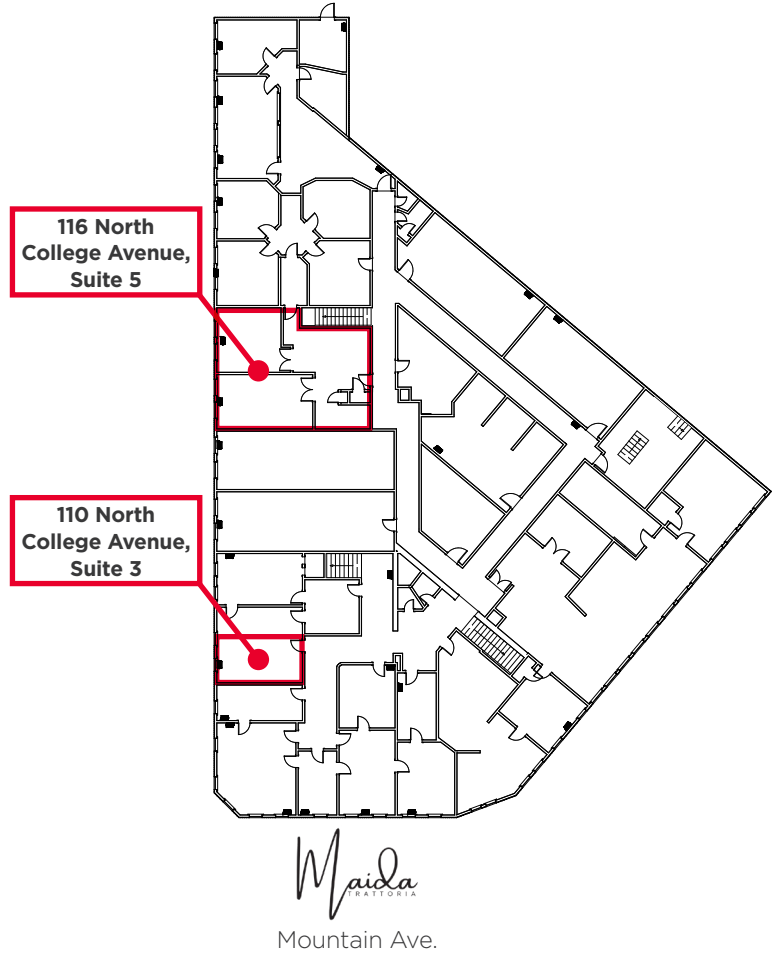
# 110 North College Avenue

Fort Collins, Colorado 80524



## SECOND FLOOR

Old Town Square



Demographics	CoStar, 2024		
	2 Mile	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:

**AKI PALMER**  
Executive Managing Director  
+1 720 299 8733  
aki.palmer@cushwake.com

**KARA TURNER**  
Broker Associate  
+1 970 420 6165  
kara.turner@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
T +1 970 776 3900 | F +1 970 267 7419  
cushmanwakefield.com