



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)



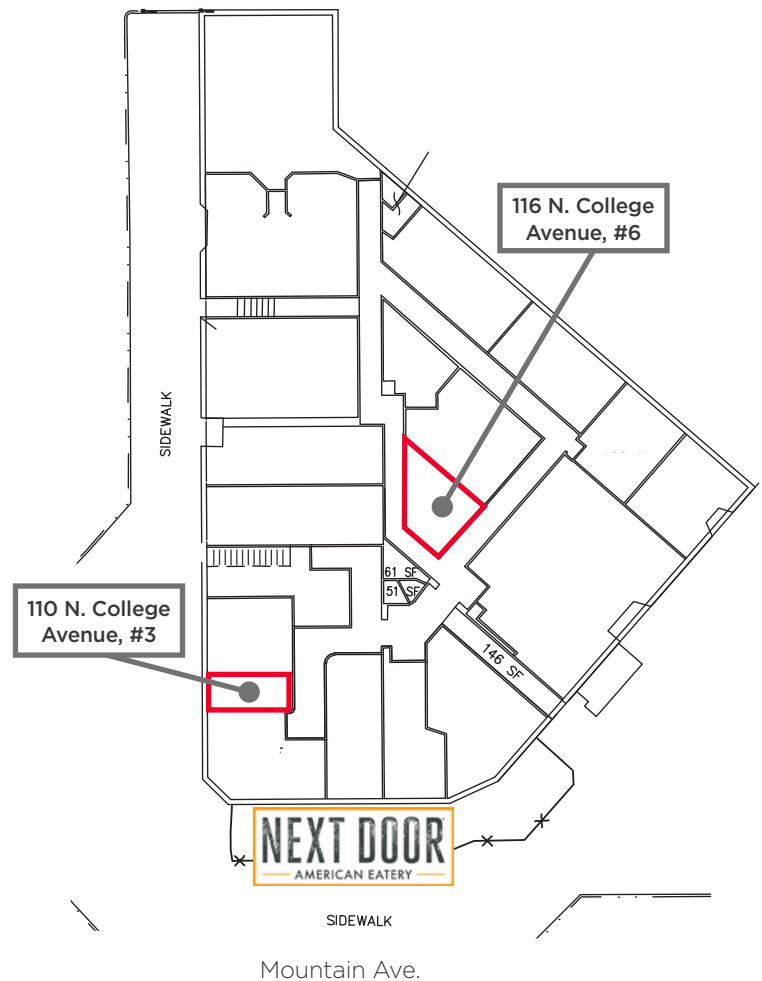
110-116 North College Avenue

Fort Collins, Colorado 80524



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:

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

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

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