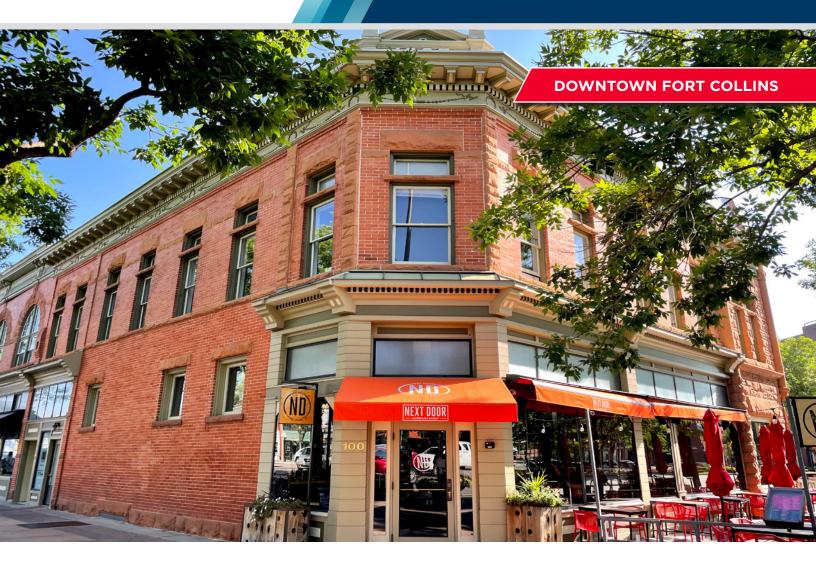
CUSHMAN & WAKEFIELD



110-116 North College Avenue

Fort Collins, Colorado 80524



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)



FOR LEASE

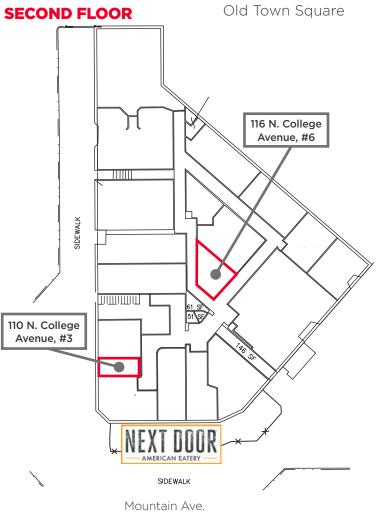




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Demographics	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	51,389	159,499	240,457
2029 Population Projection	54,624	168,606	255,609
2024 Households (HH)	19,617	65,106	95,031
Average HH Income	\$72,182	\$92,797	\$107,094

For more information, please contact:

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