

OFFICE SPACES FOR LEASE

706 S COLLEGE AVENUE

FORT COLLINS, COLORADO 80524

tropical
SMOOTHIE
CAFE

One Love
Vape Shop

Rivalry Barbershop



graze
craze

CHARCUTERIE, BORDERS & BODIES

SUITE 204
1,710 SF AVAILABLE

U.S. Marine Corps Officer
Selection Station

THE COLLEGIO BUILDING
1,405 - 3,115 SF AVAILABLE



706 S COLLEGE AVENUE



PROPERTY OVERVIEW

Dedicated Off-Street Parking | Common Area Restrooms | Elevator | Common Area Courtyard | College Avenue Frontage

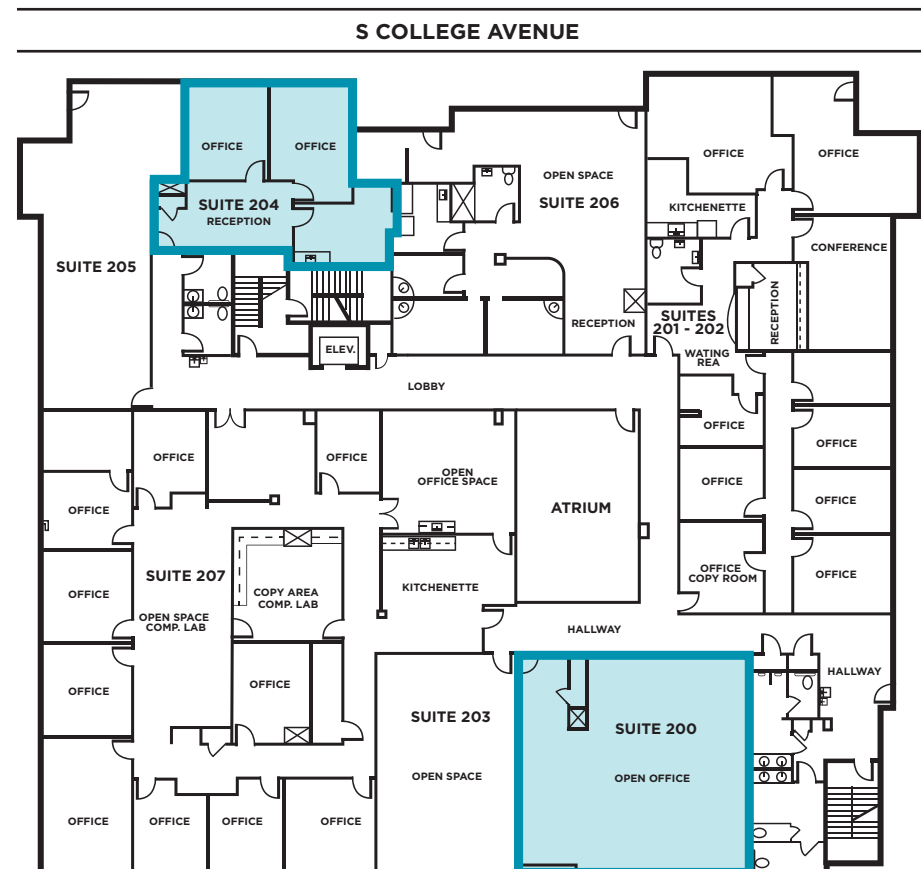
Positioned along one of Fort Collins' most dynamic corridors, 706 S College offers a rare opportunity in a high-traffic, high-visibility location near CSU and Old Town. This versatile mixed-use building features well-appointed retail and office suites ranging from approximately 1,405 to 1,710 SF. Tenants enjoy modern amenities including elevator access, central air, private parking, and inviting shared outdoor spaces. Perfect for businesses looking to establish a presence in a walkable, energetic neighborhood with strong local engagement.

AVAILABILITIES

Suite	Size	Available
Suite 200	1,405 SF	Now
Suite 204	1,710 SF	Now



\$14.00-\$16.00/SF NNN
NNN: \$7.85/SF



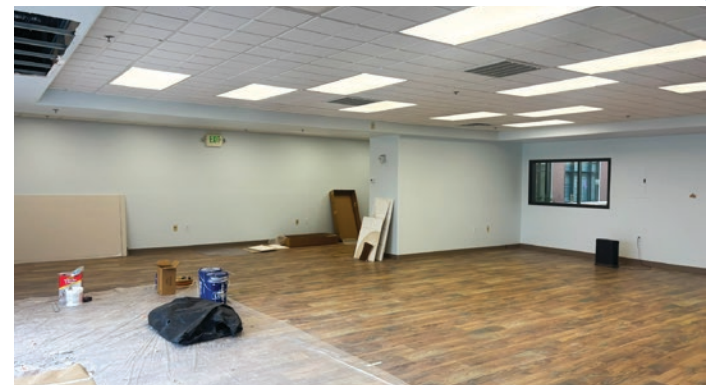
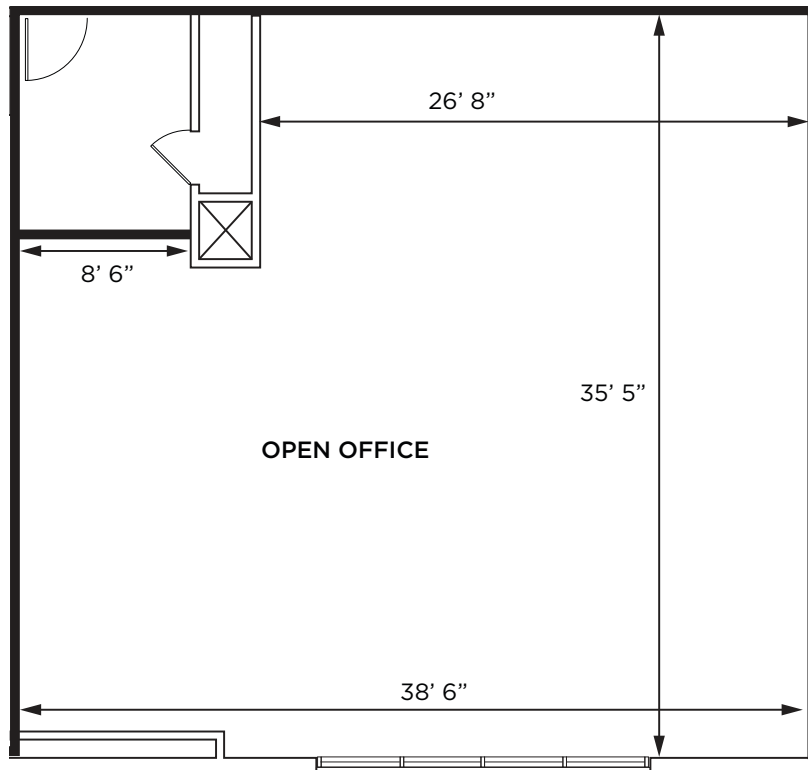
706 S COLLEGE AVENUE



FLOOR PLAN | SUITE 200

1,405 SF | AVAILABLE NOW

Open Office with Common Area
Restrooms and Shared Courtyard



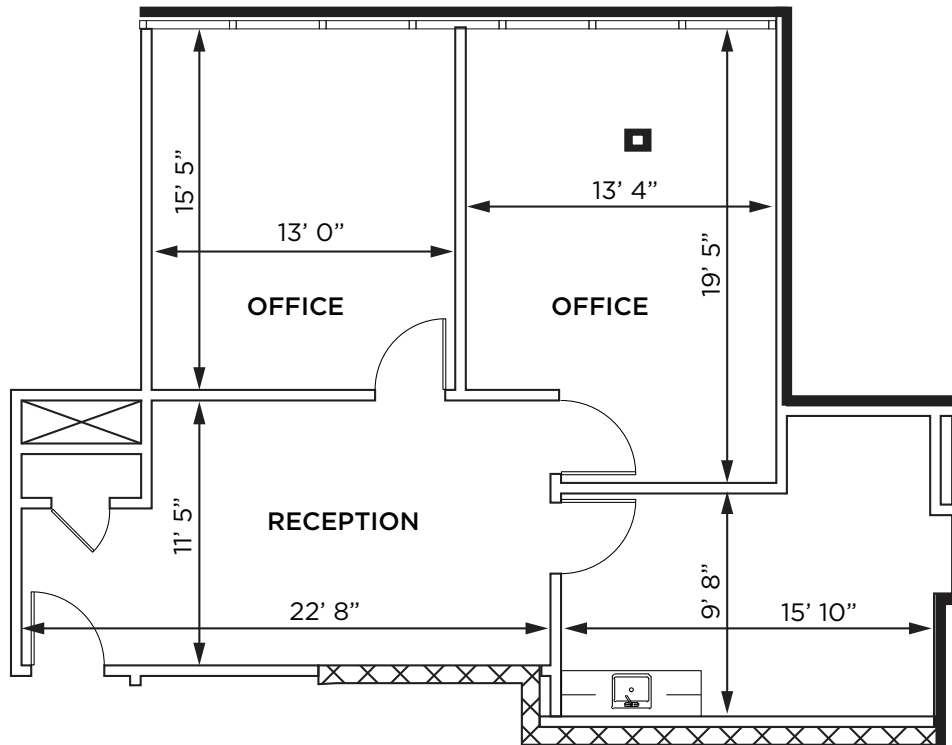
706 S COLLEGE AVENUE



FLOOR PLAN | SUITE 204

1,710 SF | AVAILABLE NOW

Built-out with Three Offices, Common Area
Bathroom, and Shared Courtyard



706 S COLLEGE AVENUE



LOCATION OVERVIEW



706 S COLLEGE AVENUE

OFFICE SPACES FOR LEASE
FORT COLLINS, COLORADO 80524



S COLLEGE AVENUE

SUITE 204
SECOND FLOOR

SUITE 200
SECOND FLOOR

ADDITIONAL PARKING

For more information, please contact:

Anne Spry
Senior Associate
+1 970 690 0167
anne.spry@cushwake.com

Jared Goodman, CCIM, SIOR
Managing Director
+1 970 690 4227
jared.goodman@cushwake.com

Cole VanMeveren
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

Aki Palmer
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com



772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.