OFFICE FOR SALE OR LEASE

1236 E. ELIZABETH STREET

FORT COLLINS, CO 80524

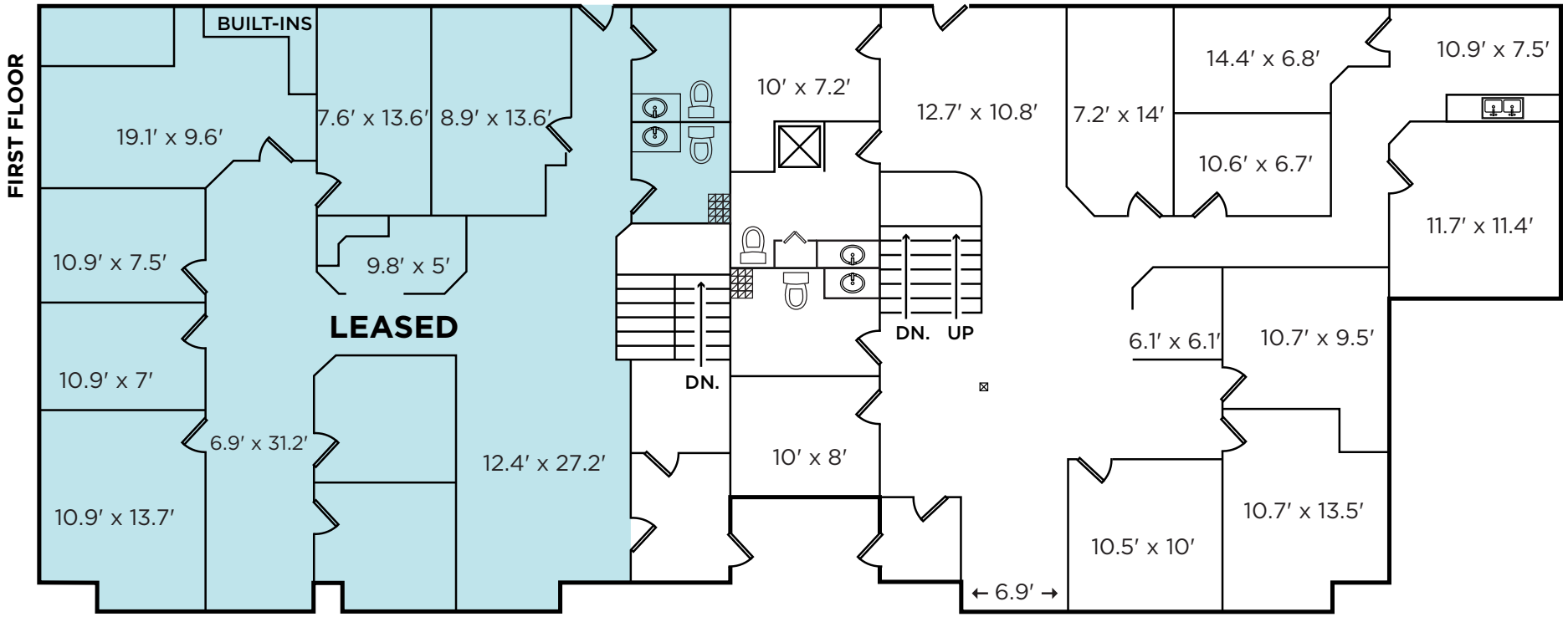
CUSHMAN & WAKEFIELD

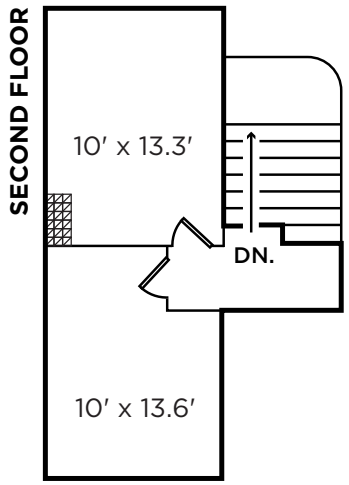
PROPERTY HIGHLIGHTS

1236 E Elizabeth Street offers a prime location in the heart of Fort Collins, just minutes from both I-25 and the vibrant energy of Old Town. This versatile property spans two stories with a fully finished basement, providing ample space for a variety of uses. Whether you're looking to purchase or lease, this property presents a rare opportunity in a sought-after area. With its convenient access, high visibility, and flexible layout, 1236 E Elizabeth is an ideal choice for businesses, investors, or anyone seeking a standout location in Northern Colorado.

Sale Price:	$1,300,000
Lease Rate:	$8,500/Month (Modified Gross)
Building:	8,423 SF
First Floor:	4,106 SF
Second Floor:	324 SF
Basement:	3,993 SF
YOC:	1987
Year Renovated:	2019
Parking:	Paved private lot
Zoning:	Employment District City of Fort Collins

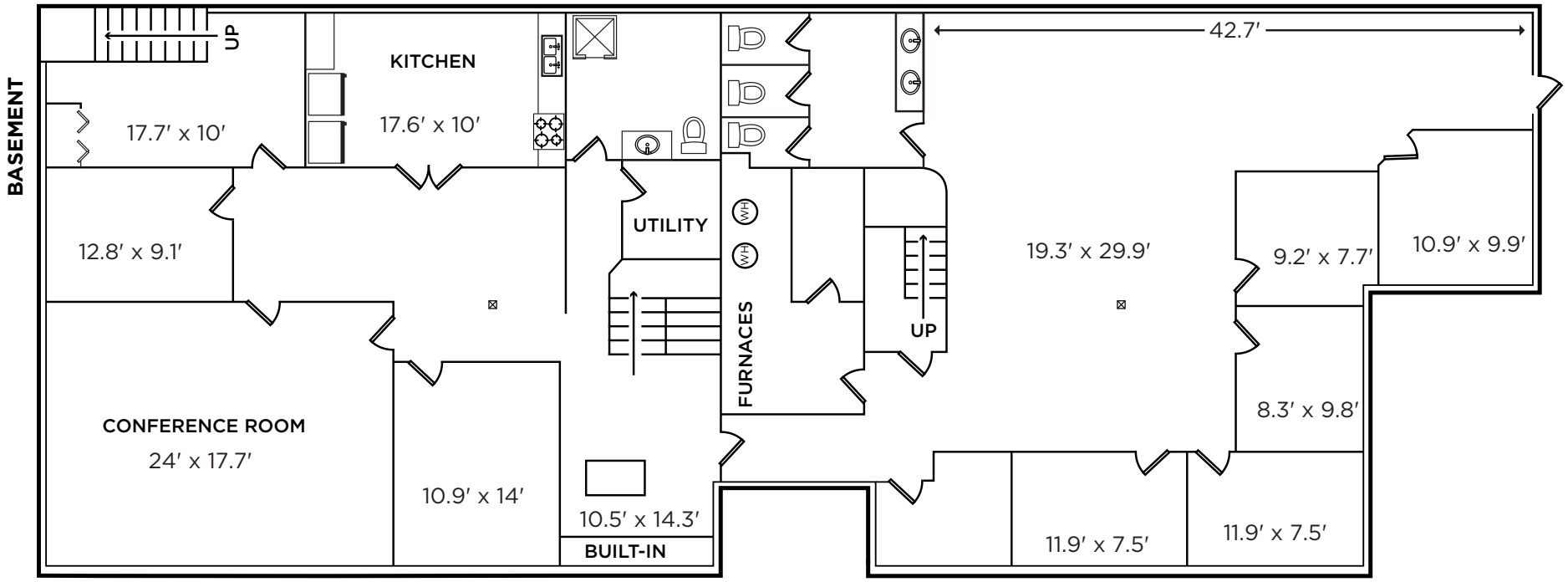
PROPERTY PHOTOS





FLOOR PLAN DETAILS	
First Floor:	4,106 SF
Second Floor:	324 SF
Total Building:	**8,423 SF**

FIRST AND SECOND STORY FLOOR PLAN



FLOOR PLAN DETAILS	
Basement:	3,993 SF
Total Building:	**8,423 SF**

BASEMENT FLOOR PLAN

CONTACT INFORMATION

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