



OFFICE BUILDING FOR SALE OR LEASE

SALE PRICE: ~~\$1,295,000~~ \$1,195,000

LEASE PRICE: \$25.00/SF NNN

This rare freestanding building in Old Town with parking consists of six offices, reception area, two restrooms and storage area on the first floor (2,113 SF), and three large offices in the garden level (1,015 SF). The building's layout allows the two floors to be separated if a Buyer chooses to lease one floor independently. The property has designated parking on site, as well as ample street parking. Within close proximity are multiple business services and local Downtown eateries.

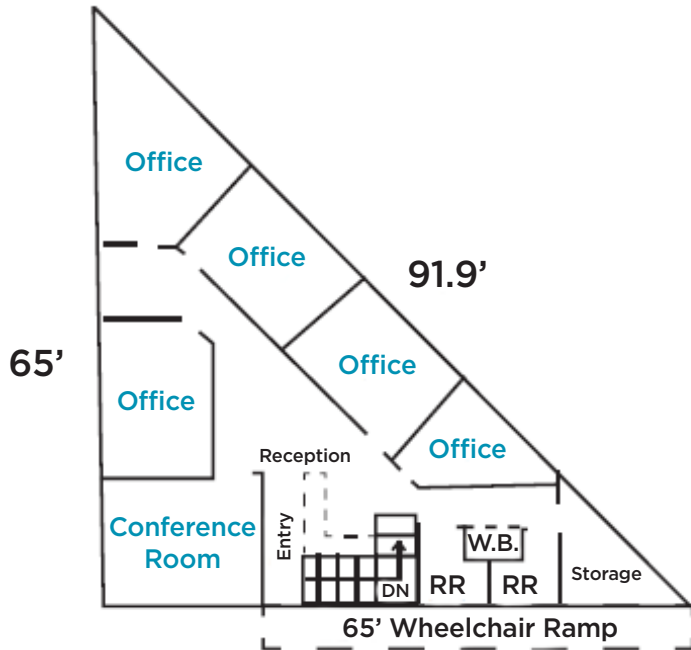
PROPERTY FEATURES

Building Size 3,128 SF
Zoning Downtown

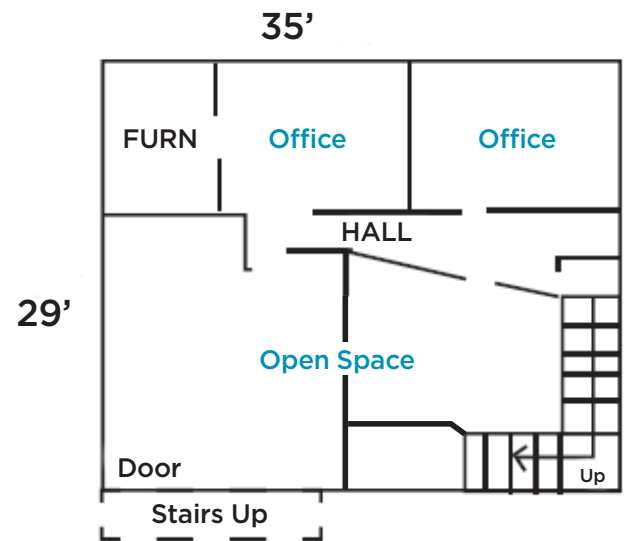
PROPERTY HIGHLIGHTS

- Owner/User Opportunity
- 2-Story Office Building
- Ample Parking
- Excellent Location

FLOOR PLAN



First Floor: ±2,113 SF



Garden Level: ±1,015 SF



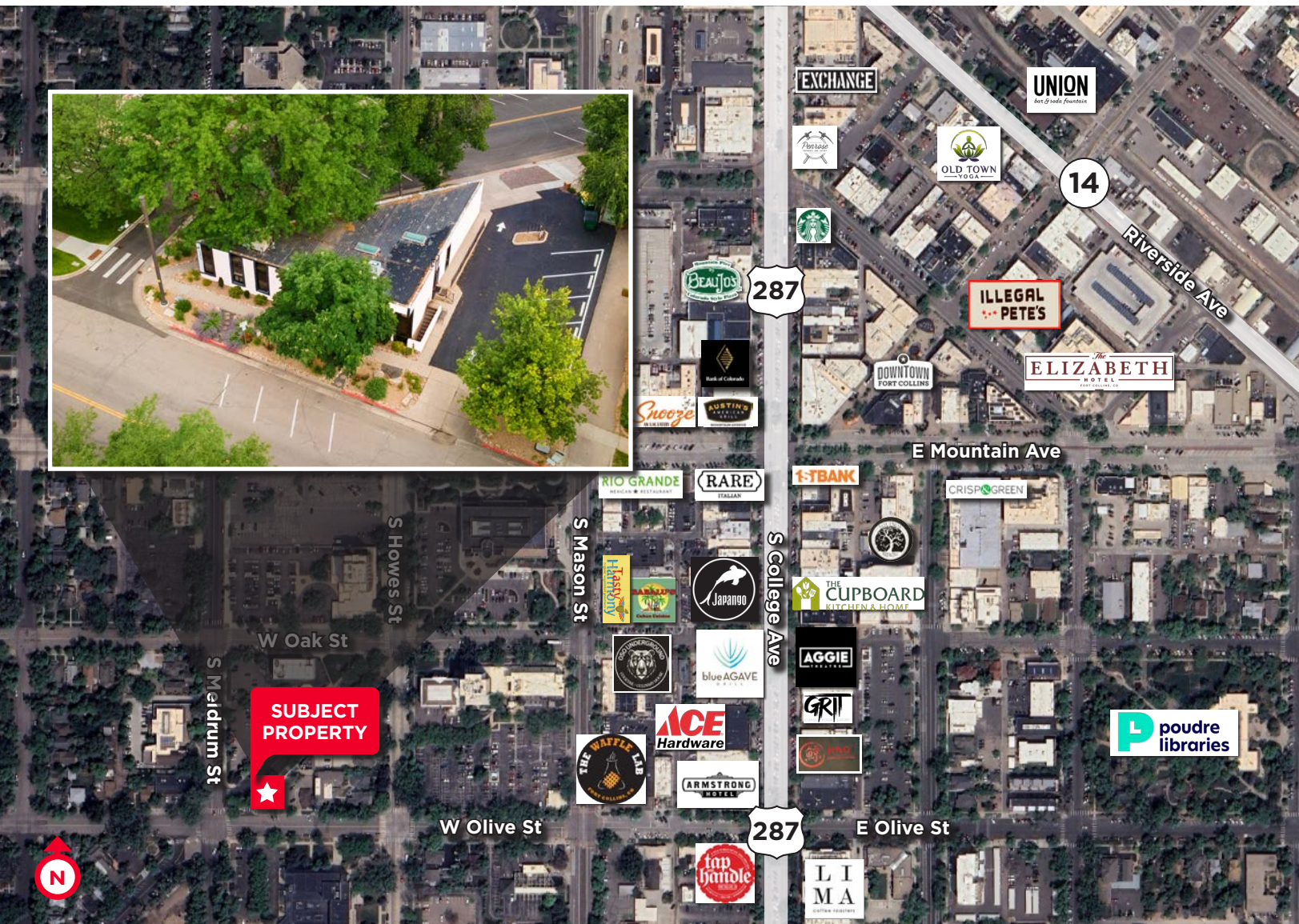
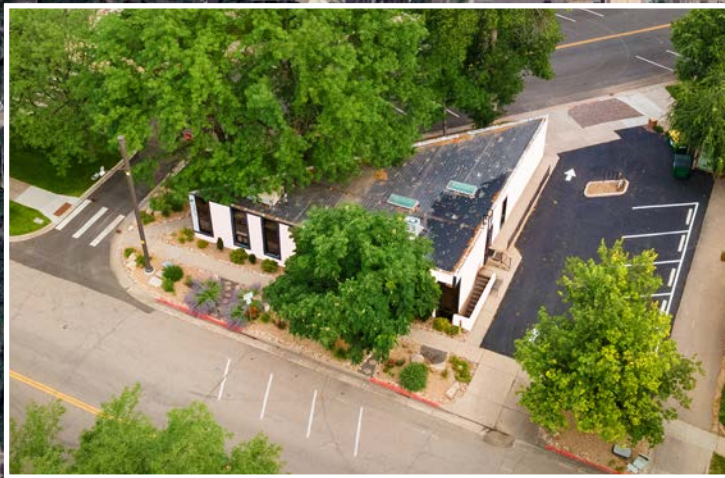
320 W OLIVE STREET

FORT COLLINS, COLORADO 80521

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2025 Population	57,621	164,883	247,275
2030 Population Projection	60,161	170,593	256,385
2025 HH Income	\$78,282	\$100,785	\$114,196
Daytime Population	46,150	99,216	118,255

Source: CoStar, 2026



For more information, please contact:

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