

OFFICE SPACE FOR LEASE

# 706 S COLLEGE AVENUE

FORT COLLINS, COLORADO 80524

E LAUREL STREET

SUITE 200

One Love  
Vape Shop

tropical  
SMOOTHIE  
CAFE

Rivalry Barbershop



U.S. Marine Corps Officer  
Selection Station

THE COLLEGIO BUILDING  
1,405 SF AVAILABLE

S COLLEGE AVENUE



CUSHMAN &  
WAKEFIELD



# 706 S COLLEGE AVENUE



## PROPERTY OVERVIEW

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

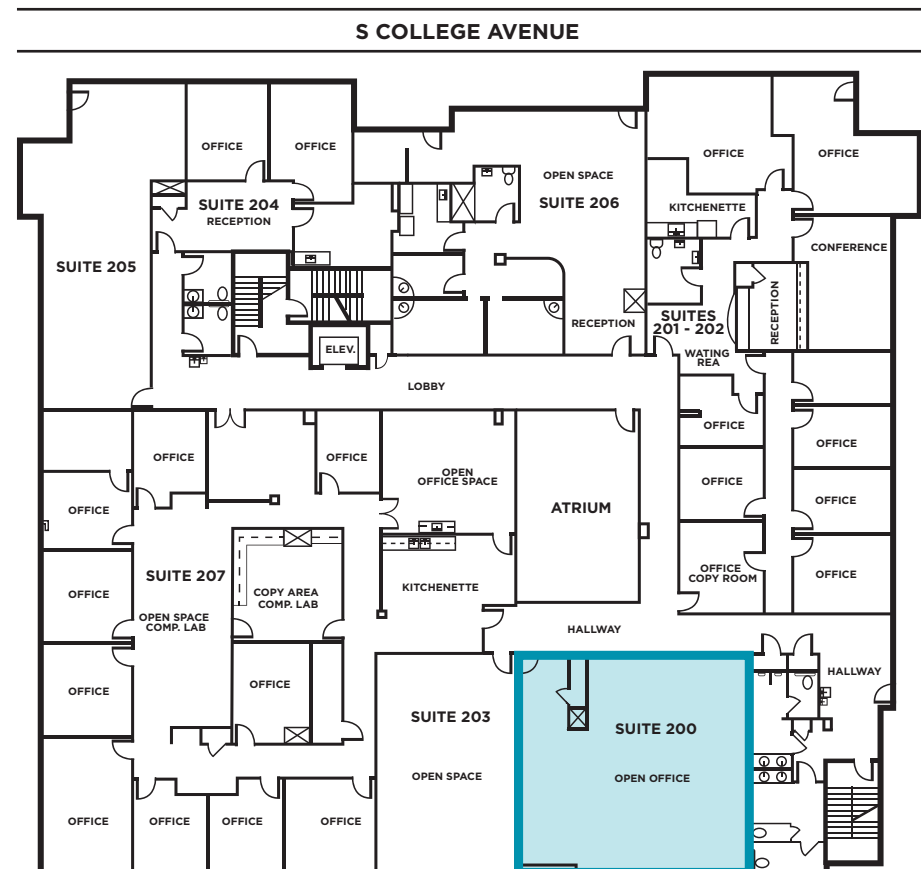
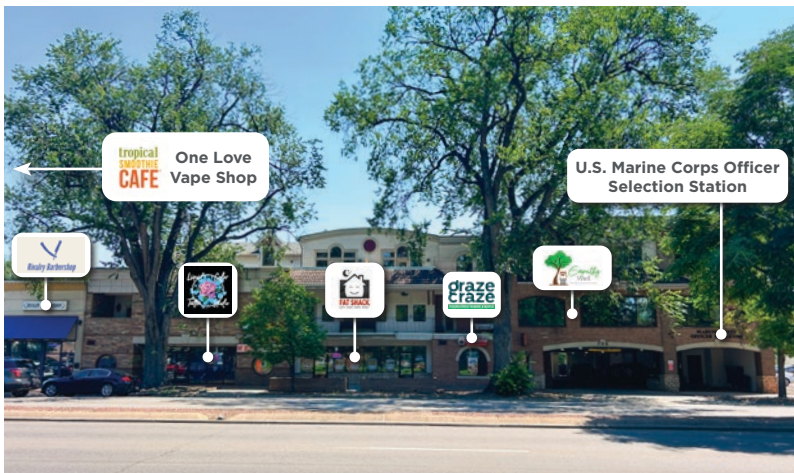
Positioned along one of Fort Collins' most dynamic corridors, 706 S College offers a rare opportunity in a high-traffic, high-visibility location near CSU and Old Town. This versatile mixed-use building features well-appointed retail and office suites. Tenants enjoy modern amenities including elevator 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



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



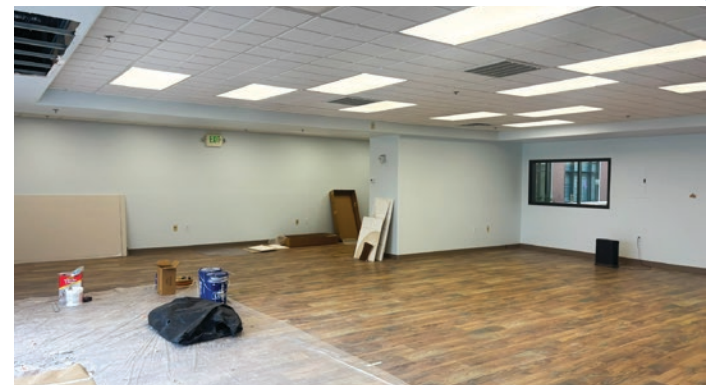
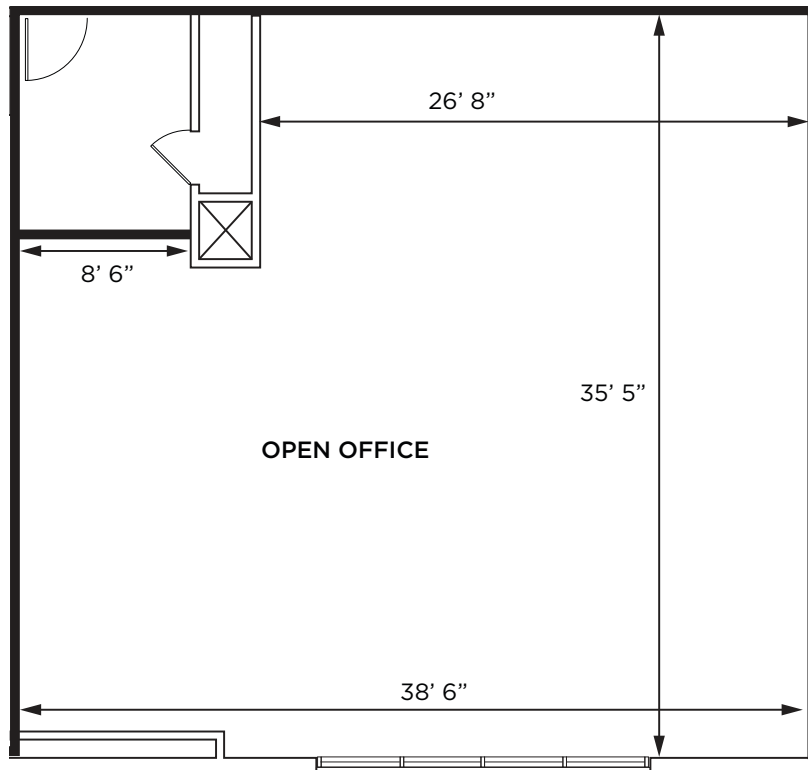
# 706 S COLLEGE AVENUE



## FLOOR PLAN | SUITE 200

### 1,405 SF | AVAILABLE NOW

Open Office with Common Area  
Restrooms and Shared Courtyard





# 706 S COLLEGE AVENUE



## LOCATION OVERVIEW





# 706 S COLLEGE AVENUE

OFFICE SPACES FOR LEASE  
FORT COLLINS, COLORADO 80524



S COLLEGE AVENUE

SUITE 200  
SECOND FLOOR

ADDITIONAL PARKING

For more information, please contact:

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