

706

OFFICE SPACE FOR LEASE
S COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



THE COLLEGIO BUILDING
1,405 SF AVAILABLE

S COLLEGE AVENUE

 CUSHMAN &
WAKEFIELD

706 S COLLEGE AVENUE



PROPERTY OVERVIEW

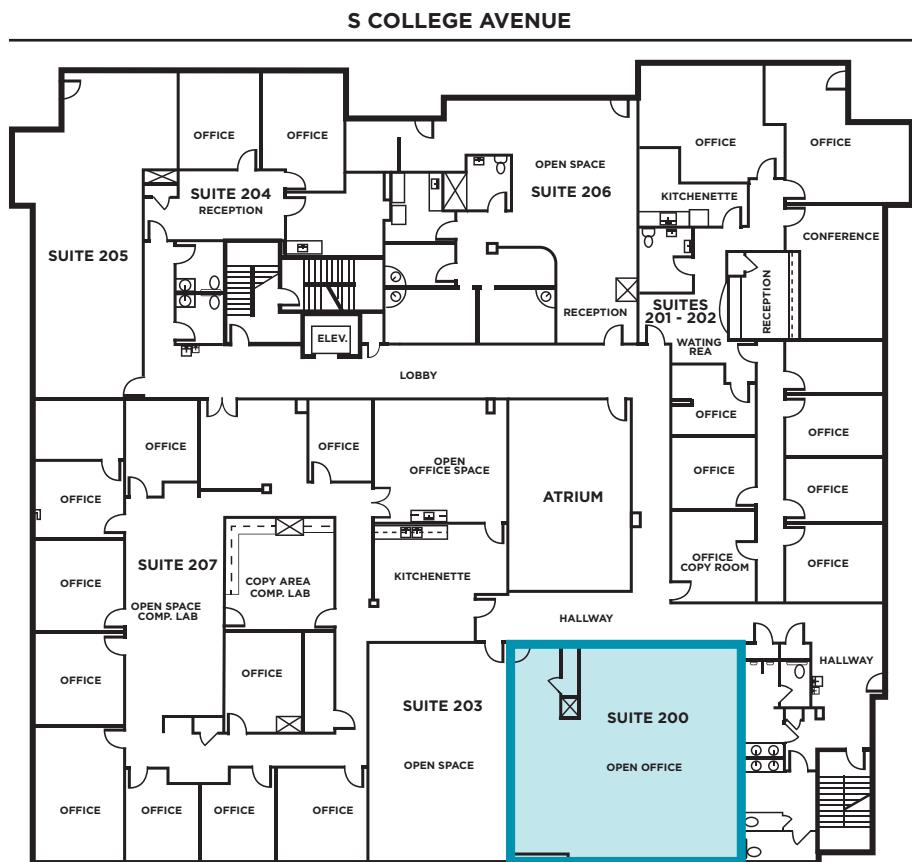
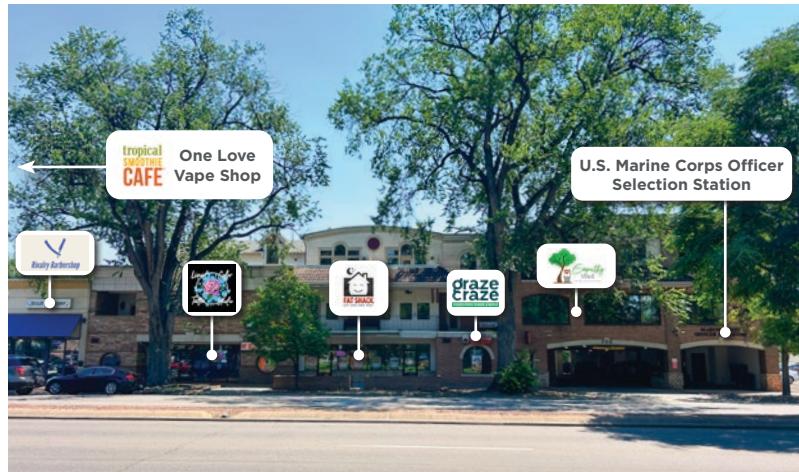
Dedicated Off-Street Parking | Common Area Restrooms | Elevator Common Area Courtyard | College Avenue Frontage

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



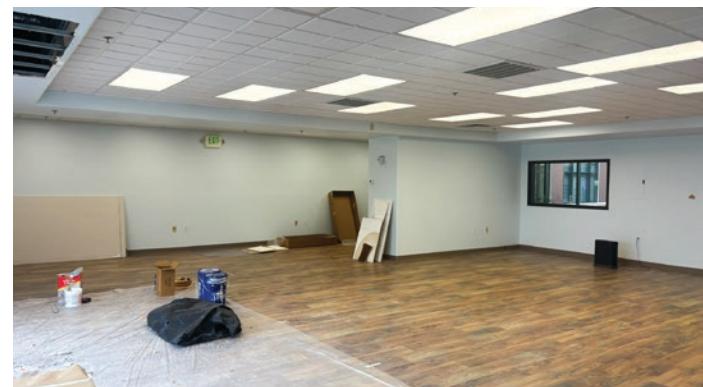
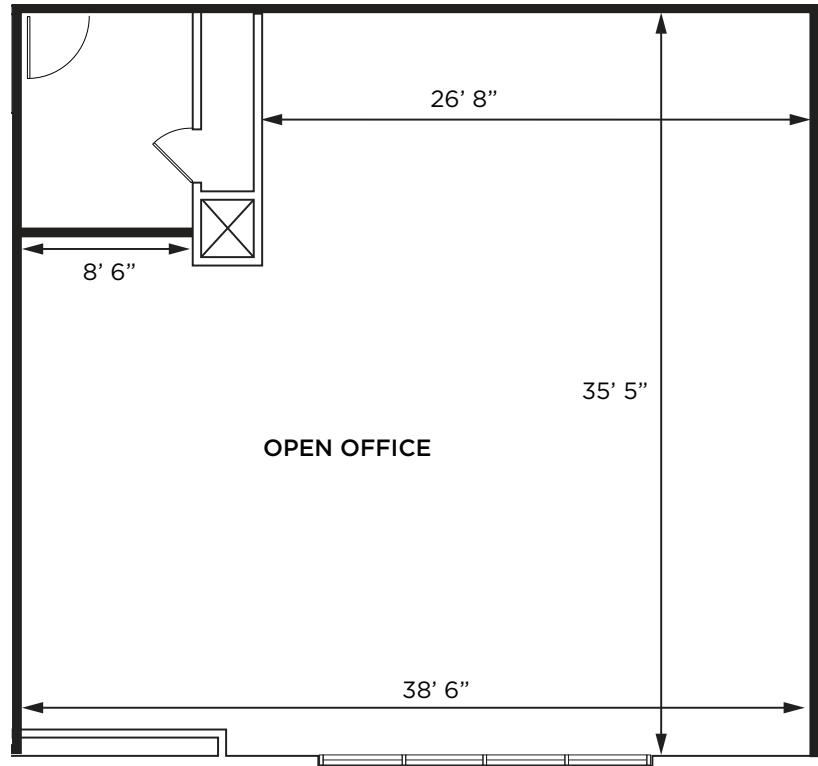
706 S COLLEGE AVENUE



FLOOR PLAN | SUITE 200

1,405 SF | AVAILABLE NOW

Open Office with Common Area
Restrooms and Shared Courtyard



706 S COLLEGE AVENUE



LOCATION OVERVIEW



OFFICE SPACES FOR LEASE

706 S COLLEGE AVENUE

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