

OPERA GALLERIA

123

N. COLLEGE AVE.  
FORT COLLINS, CO 80524  
OFFICE CONDO AVAILABLE FOR SALE



## PROPERTY OVERVIEW

Executive third-floor office condominium for sale in the Opera Galleria. The suite is thoughtfully designed to accommodate a professional services firm and includes executive-sized private offices, a spacious conference room, open work areas, a welcoming reception, and on-site storage. The efficient layout also lends itself well to an office-share arrangement or other flexible professional uses.

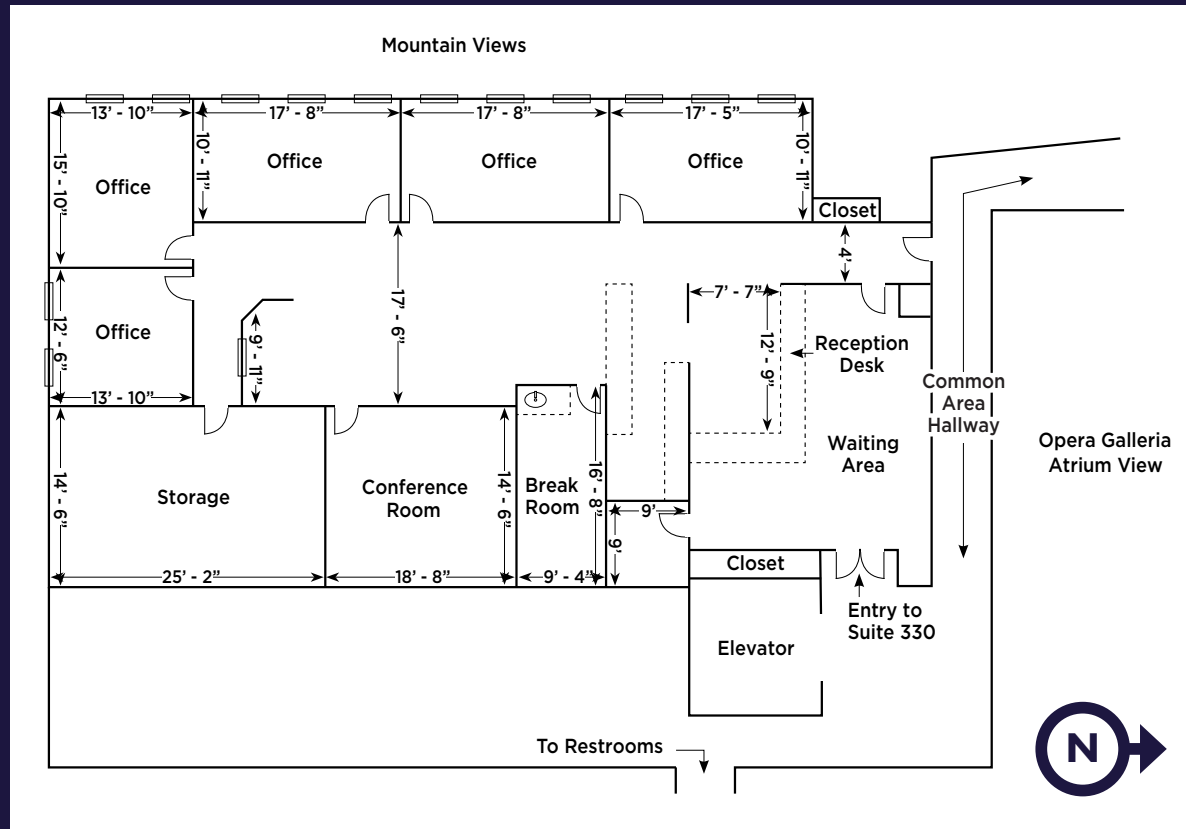
## AVAILABLE FOR SALE UNIT

UNIT 330 | 3,406 SF

Sale: \$817,440.00 (\$240.00/SF)



# // FLOOR PLAN



## ABOUT SUITE 330

Suite 330 features a desirable west-facing orientation with expansive mountain views. Large windows throughout the space provide abundant natural light, creating a bright and professional work environment.

Located in the heart of Downtown Fort Collins, the Opera Galleria offers unmatched accessibility and convenience. The building is directly connected to the Mason Parking Structure, providing flexible parking options for both clients and employees, and is served by an elevator for ease of access.



Parking Spaces - 8

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# // GALLERY



Reception



Office



Work Area



Conference Room





**Mason Corridor Mass Transit:**

- 5 mile north-south byway along existing railway
- 60% of all jobs located within 1 mile
- Free WiFi onboard

**SUBJECT PROPERTY**

**Old Towns Fort Collins**

DEMOGRAPHICS			
	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	51,242	158,957	240,011
2029 Pop. Projection	54,465	168,038	255,114
2024 Households (HH)	19,556	64,849	94,864
Avg. HH Income	\$72,104	\$92,302	\$107,071

## CONTACT INFO

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