



OFFICE SUITES AVAILABLE FOR LEASE

**2120 S. COLLEGE AVENUE**  
**FORT COLLINS, CO 80525**



**CUSHMAN &  
WAKEFIELD**

# 2120 S. COLLEGE AVENUE

## FORT COLLINS, CO 80525

2120 South College Avenue is ideally located at the intersection of College Avenue and Rutgers Avenue, directly across from the Whole Foods shopping center. This meticulously maintained office offers the convenience of on-site covered parking and is just minutes from Old Town Fort Collins. Additionally, it provides easy access with a 15-minute drive to I-25.

**Available Suites** Suite 2B: 493 SF | Available Now  
Suite 3: 930 SF | Available Now  
Suite 4: 688 SF | Available Now

**Pricing** Suite 2B: \$862.75/Month (Gross)  
Suite 3: \$1,627.50/Month (Gross)  
Suite 4: \$1,204/Month (Gross)

**Building Size** 11,042 SF

**YOC** 1974

**Parking** On-site

**Signage** Monument



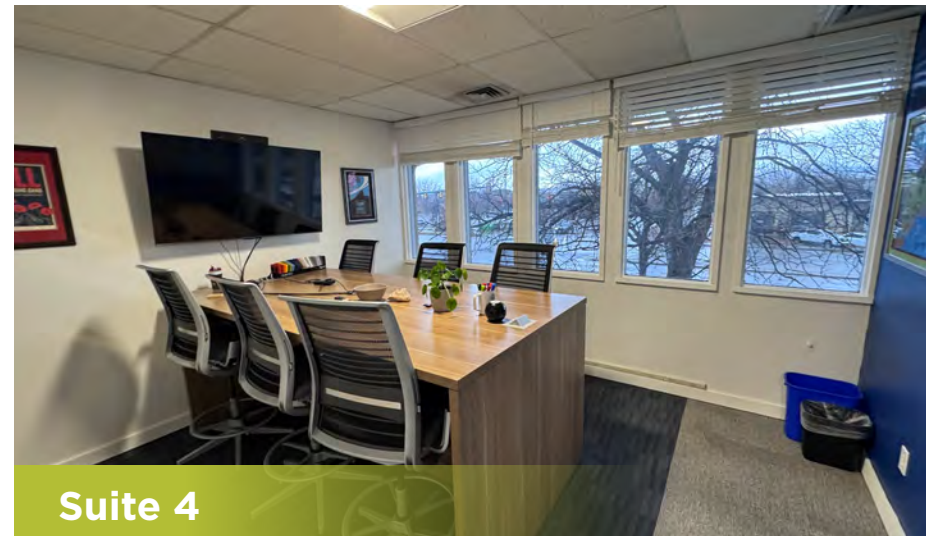
Suite 2B



Suite 4



Suite 3

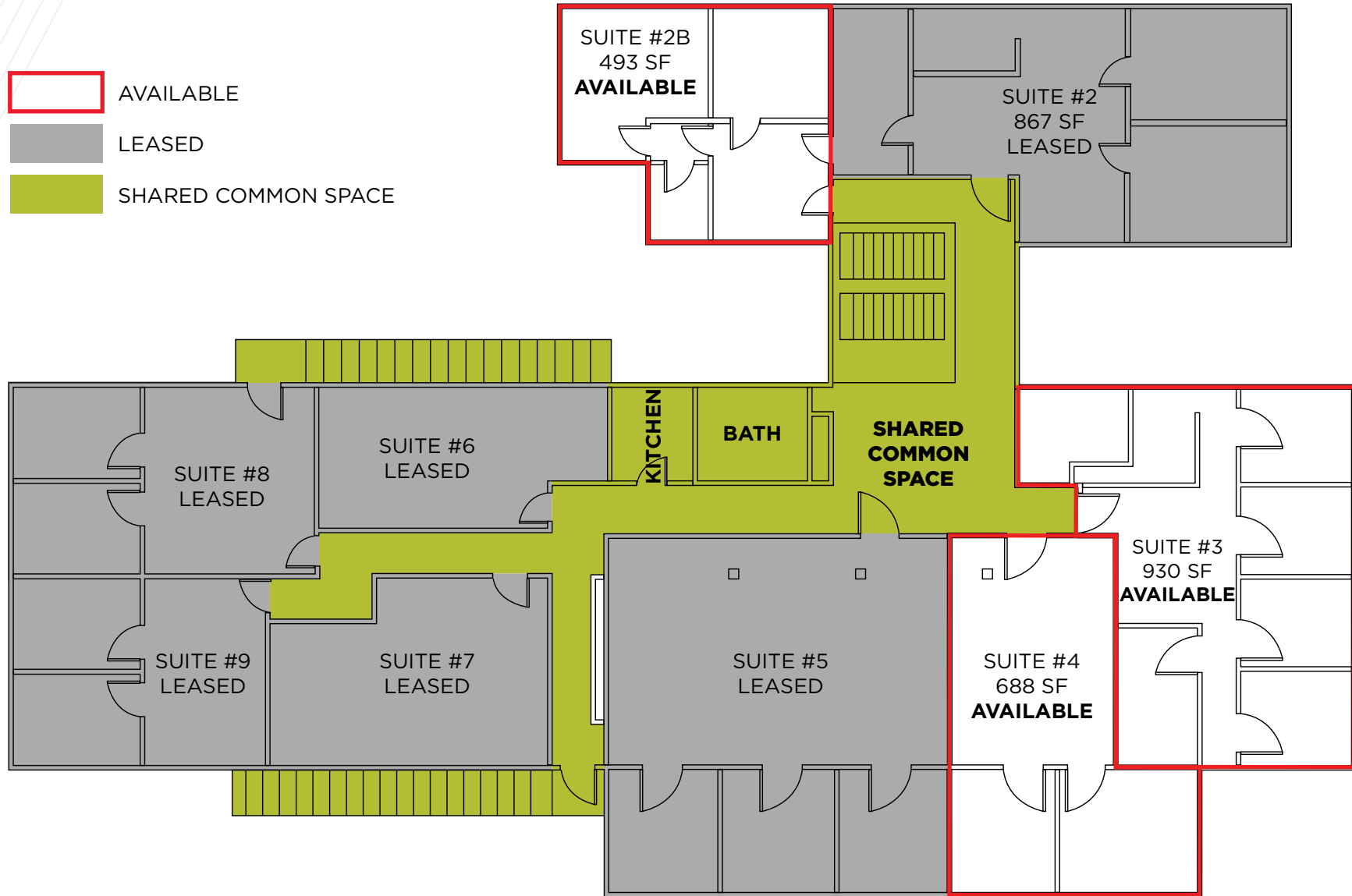


Suite 4

# 2120 S. COLLEGE AVENUE FORT COLLINS, CO 80525

## SECOND FLOOR - FLOOR PLAN

-  AVAILABLE
-  LEASED
-  SHARED COMMON SPACE





DRIVE TIMES	
Old Town	5 Minutes
E. Horsetooth Road	7 Minutes
I-25	15 Minutes

**2120 S. College Avenue**  
Fort Collins, CO 80525

39,414 VPD (COSTAR, 2026)



**FOR MORE INFORMATION, CONTACT:**

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