



FOR LEASE

LINCOLN OFFICE CENTER

419 Canyon Avenue, Fort Collins, CO 80521



A WORKPLACE DESIGNED FOR ACCESSIBILITY & CONVENIENCE

Located between Old Town Square and Colorado State University, this three-story office building offers unmatched convenience and charm. Enjoy walking distance to popular Old Town shops, restaurants, and amenities, making it an ideal spot for businesses seeking a vibrant, accessible location.

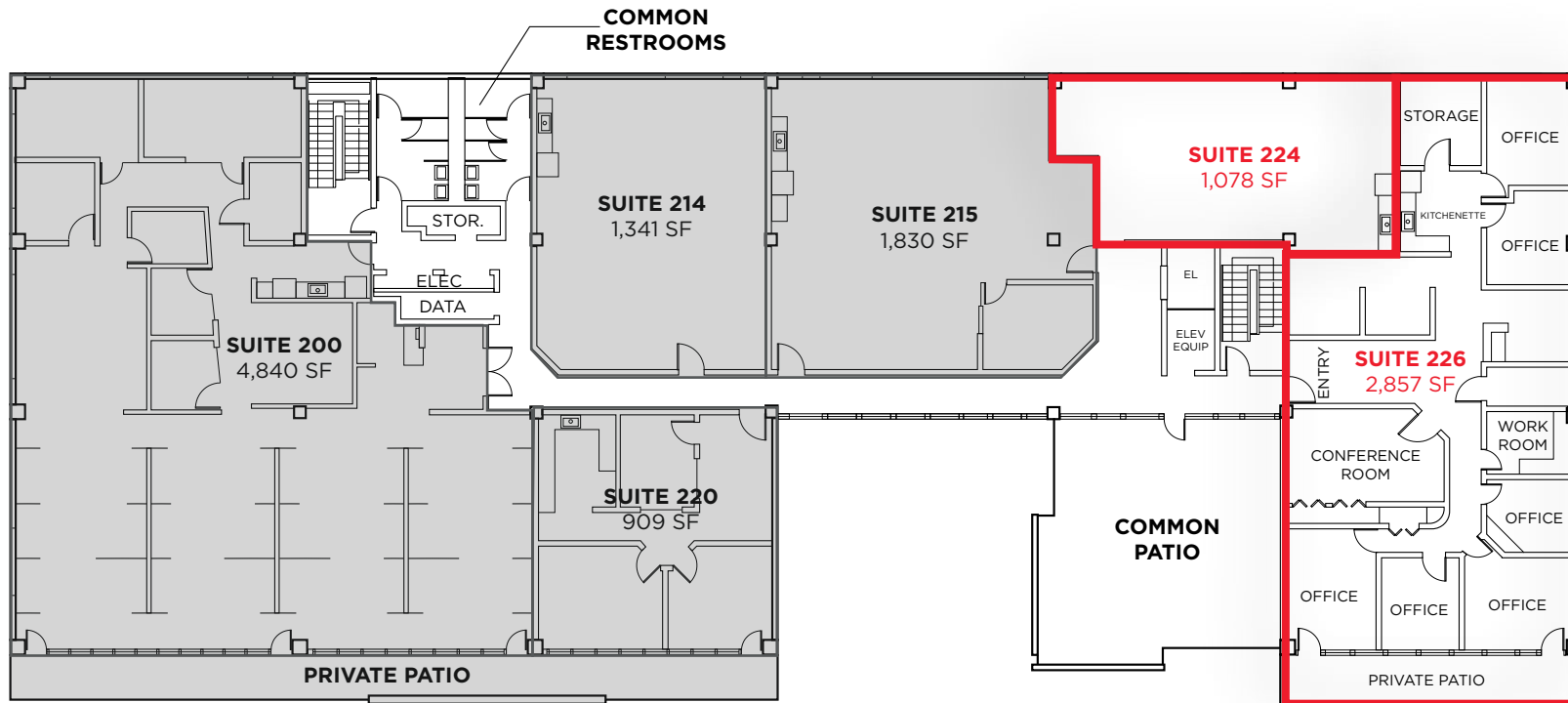
The ground floor features primarily on-site covered parking for tenants, while the upper floors provide thoughtfully designed office spaces that combine functionality with comfort.



PROPERTY HIGHLIGHTS

Lease Rate:	\$18.75/SF NNN
NNN:	\$12.34/SF (Est.) (includes utilities & janitorial)
Building Size:	26,058 SF
Total Available Size:	3,935 SF
Available Units:	2
YOC/YOR:	1982/2015
Exclusive, Covered Parking:	64 Spaces + All-Day Frontage Parking
Elevator:	Yes

- Private, covered parking reserved exclusively for tenants
- Abundant natural light throughout the building
- Shared and private balcony access for fresh air and scenic views
- Class B office suites on the 2nd and 3rd floors with welcoming shared lobbies, corridors, restrooms, and balconies
- Ground-level entry lobby with elevator service for easy access

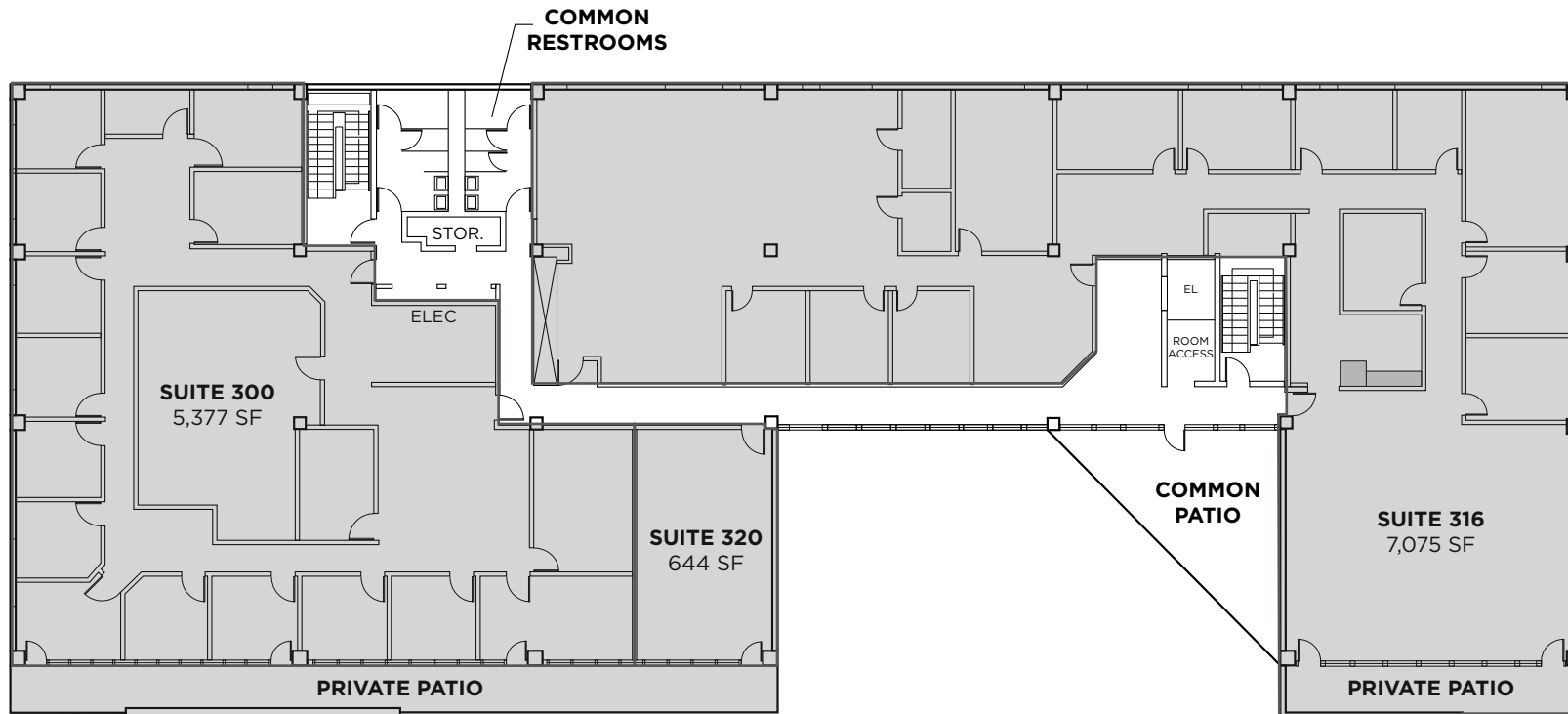


Suite 200	VFLA Architecture + Interiors
Suite 214	Nerdy Mind Marketing
Suite 215	Auer CPA

Suite 220	Callahan Law Office
Suite 224	Available*
Suite 226	Available*

* Can be leased together or separately

FLOOR PLAN SECOND FLOOR

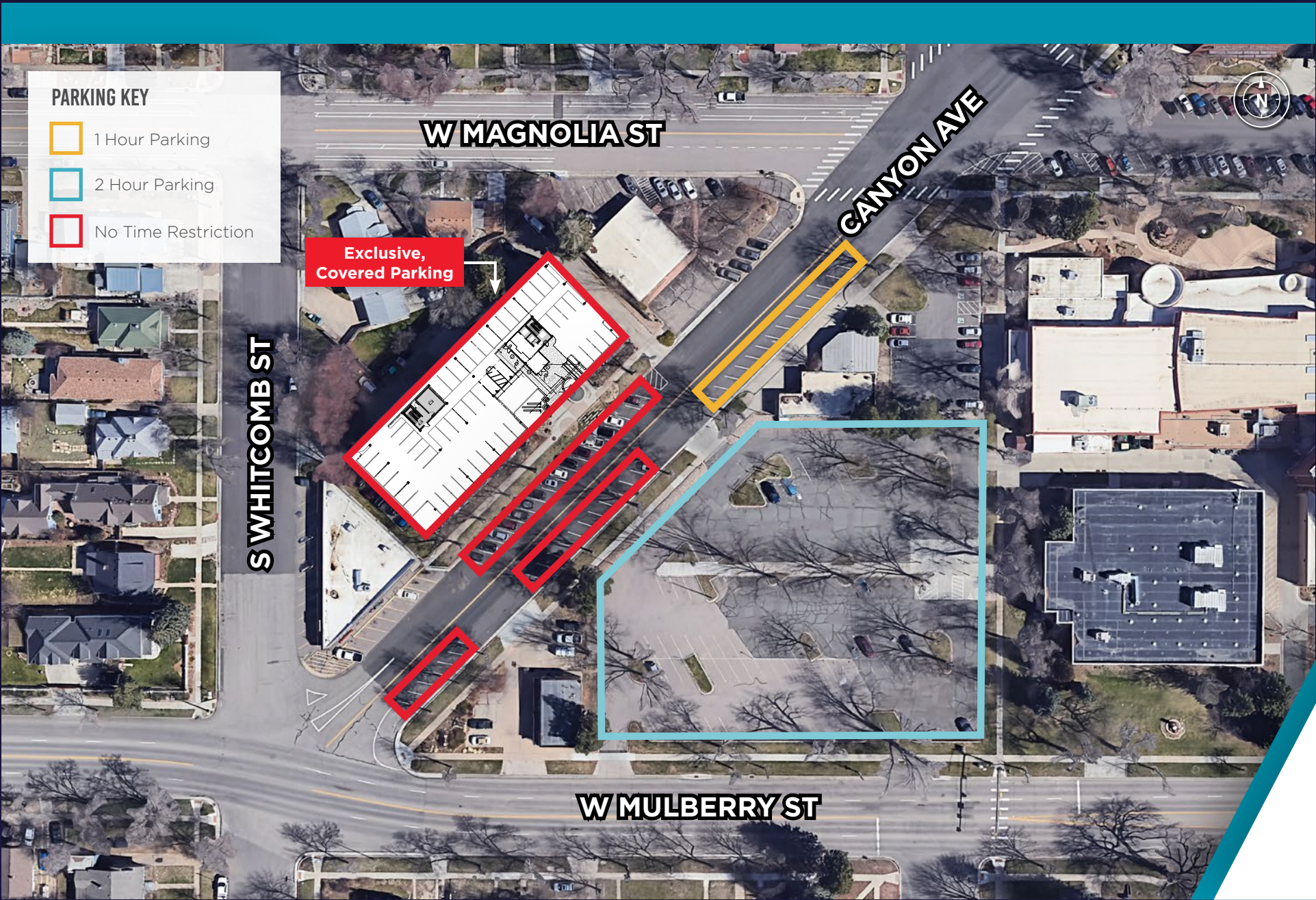


Suite 300 North Front Range Trans.

Suite 316 HDR

Suite 320 Tarantino Wealth Management

FLOOR PLAN THIRD FLOOR



PARKING



For more information, please contact:

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