

113 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524

**4,225 SF OLD TOWN FORT COLLINS OFFICE SPACE**

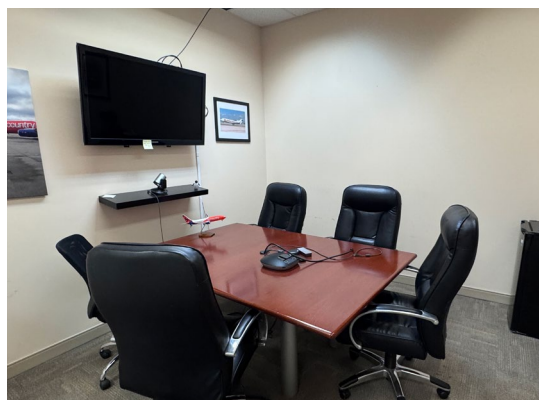
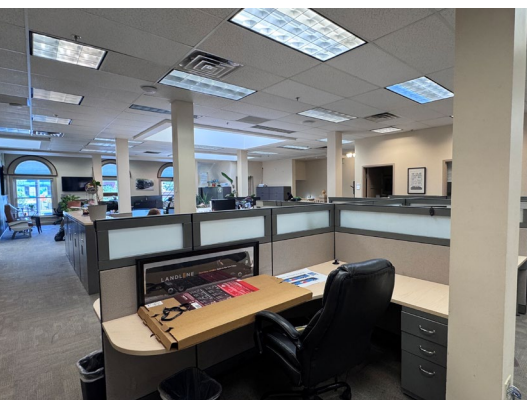
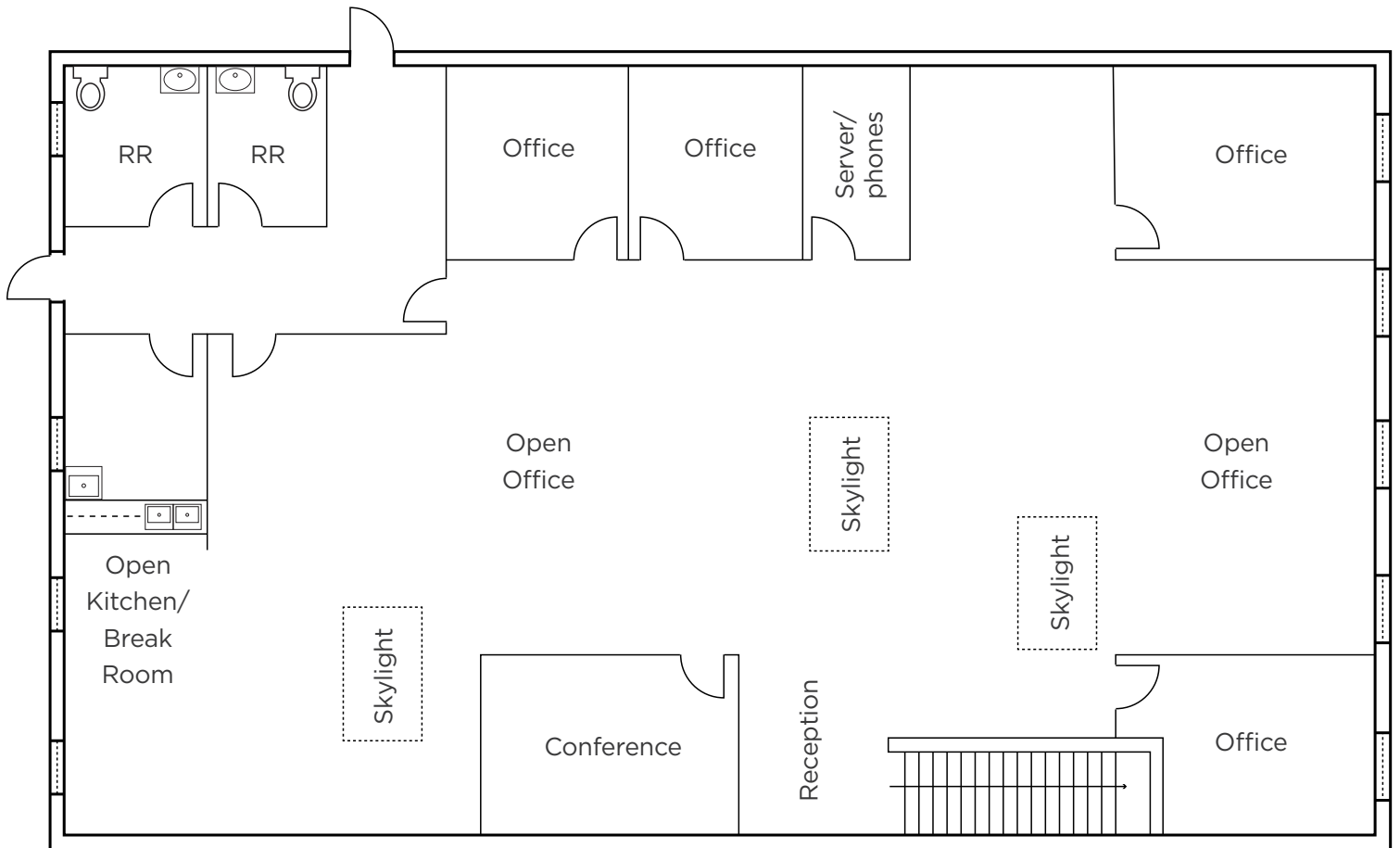
Lease Rate: \$14.00/SF NNN (NNN: \$9.56/SF)



This extremely desirable location in downtown Fort Collins has high visibility and the property has window signage on College Avenue. Located on the west side of College Avenue between Mountain Avenue and Olive Street, this 4,225 SF 2nd floor space has charm and character with its arched windows overlooking College Avenue as well as a view of the Mountains. 113 South College is located in near proximity to the Mason Street parking garage with 900 parking spaces.

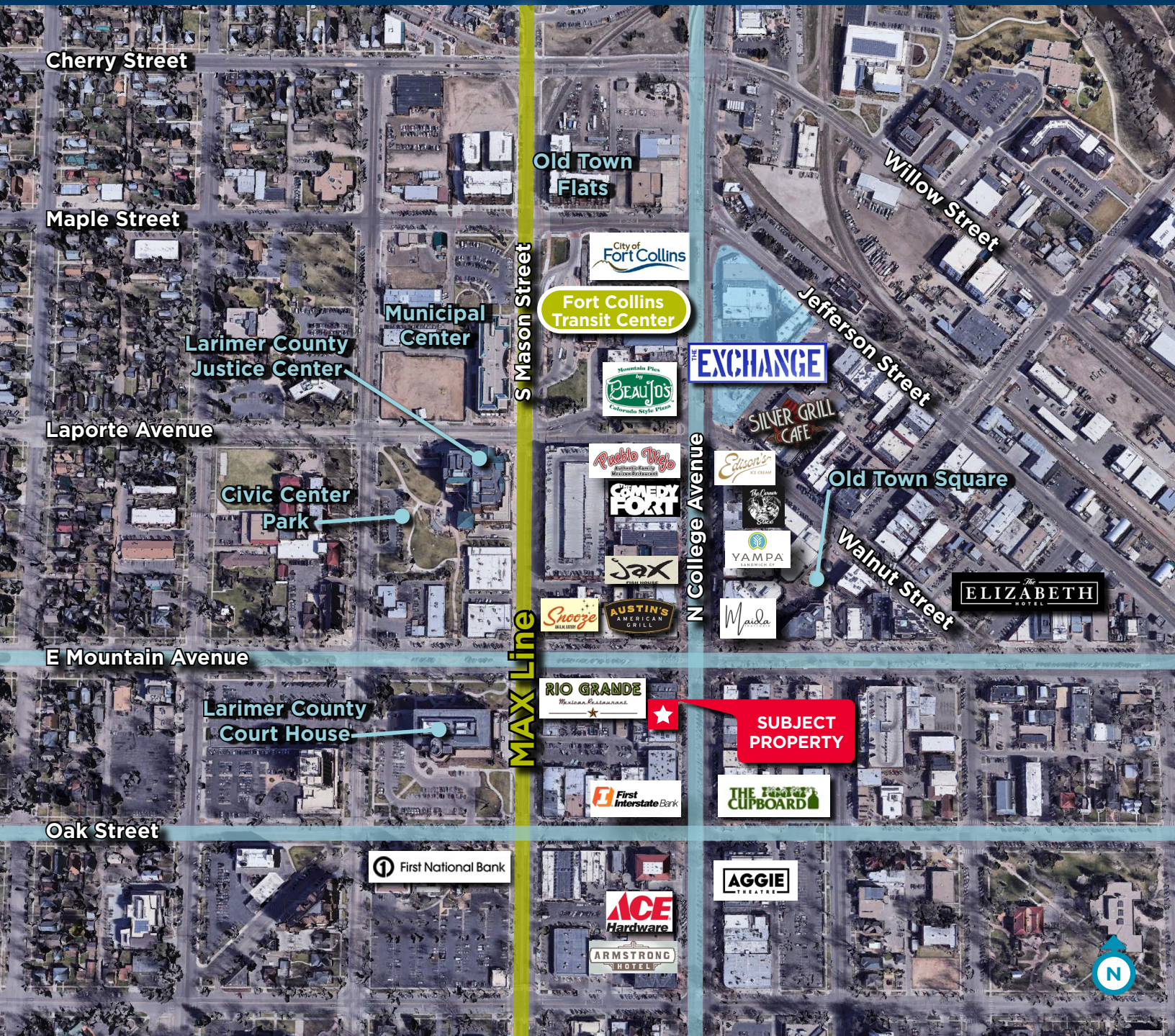
PROPERTY HIGHLIGHTS

- Outstanding Old Town Fort Collins location with mountain views
- Features 4 private offices, 2 private restrooms, 1 conference room, kitchenette and large open cubicle area
- Walking distance to countless businesses and amenities
- Enjoys heavy foot traffic from Colorado State University
- Window signage available fronting College Avenue



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For more information, please contact:

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