

706 S COLLEGE AVENUE

THE COLLEGIO
FORT COLLINS, COLORADO 80524

E LAUREL STREET

SUITE 200

SUITE 203

SUITE 207, F&G

One Love
Vape Shop

tropical
SMOOTHIE
CAFE

Rivalry Barbershop

SUITE 101
1,954 SF
AVAILABLE

FAT SHACK

graze
craze

U.S. Marine Corps Officer
Selection Station

Empathy
Well

2ND FLOOR OFFICE SPACE FOR LEASE
831 - 2,236 SF

1ST FLOOR RETAIL SPACE FOR LEASE
1,954 SF

S COLLEGE AVENUE



CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS



Dedicated Off-Street Parking



Common Area Restrooms



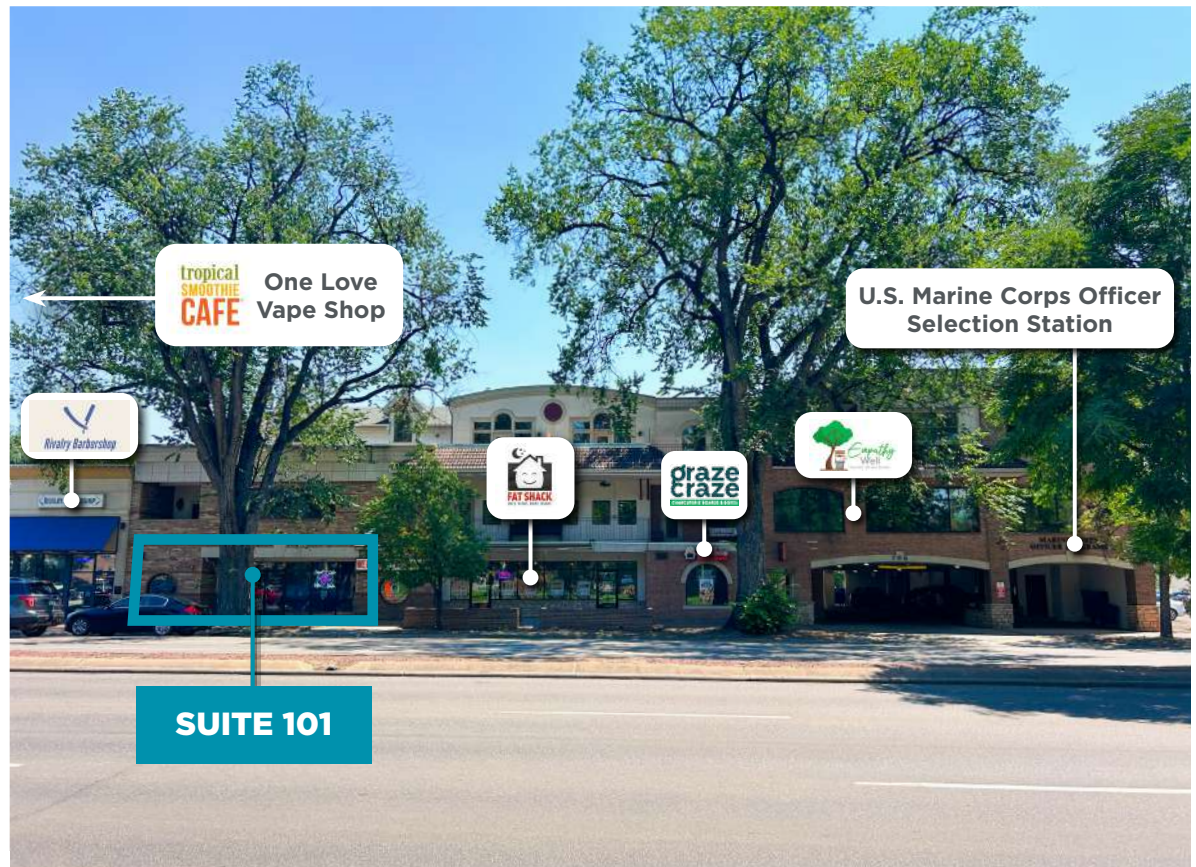
Elevator



Common Area Courtyard



College Avenue Frontage



THE COLLEGIO

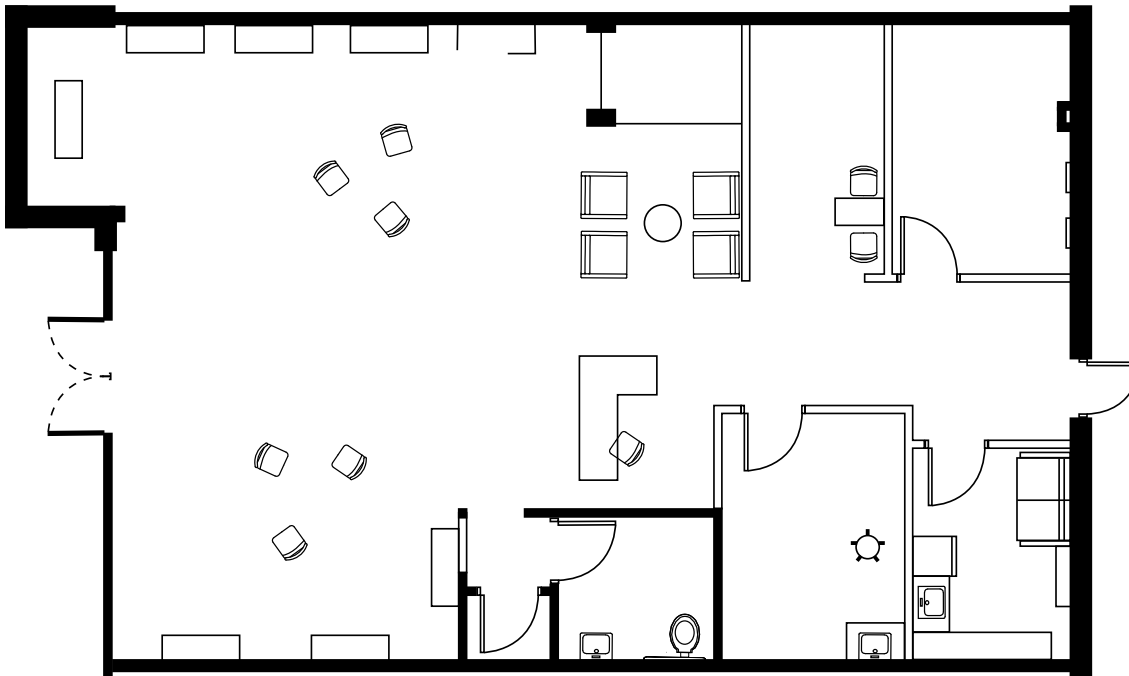


FLOOR PLAN | SUITE 101

1.954 SF | AVAILABLE 9/1/26

1st Floor Retail
Ideal for Clothing Store or Salon

\$18.00/SF NNN
NNN: \$9.00/SF (Est.)



Suite	Size	Lease Rate	Lease Type	Available
Suite 200	1,405 SF	\$14-\$16/SF	NNN*	Now
Suite 203	831 SF	\$14-\$16/SF	NNN*	Now
Suite 207, F&G		\$775/Month	Gross	9/1/2026

S COLLEGE AVENUE

The floor plan shows the following rooms and areas:

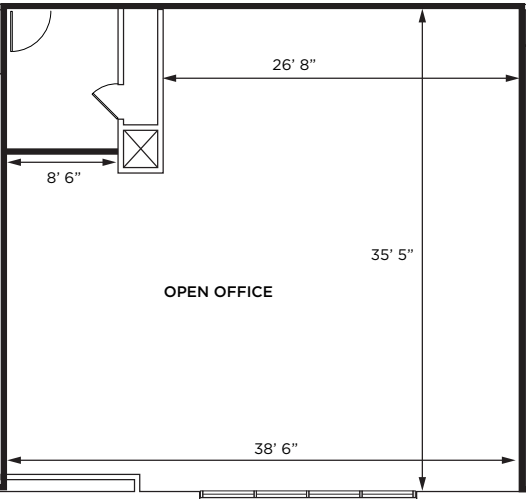
- SUITE 205**: Includes a reception area and stairs.
- SUITE 204**: Includes a reception area.
- SUITE 206**: Includes an open space and a kitchenette.
- SUITE 201 - 202**: Includes a reception area and a waiting area.
- SUITE 207**: Includes an open space comp. lab and a copy area comp. lab.
- SUITE 203**: Includes an open space (highlighted in blue).
- SUITE 200**: Includes an open office (highlighted in blue).
- SUITE 207, F&G**: Includes two offices (highlighted in blue).
- LOBBY**: A central area with stairs and an elevator.
- ATRIUM**: A large open area.
- KITCHENETTE**: Located near Suite 206 and Suite 207.
- RECEPTION**: Located near Suite 204 and Suite 201-202.
- CONFERENCE**: Located near Suite 201-202.
- WAITING AREA**: Located near Suite 201-202.
- OFFICE**: Multiple individual offices throughout the floor.
- OPEN SPACE**: Several open areas throughout the floor.
- OPEN OFFICE**: Located in Suite 200.
- OPEN SPACE COMP. LAB**: Located in Suite 207.
- COPY AREA COMP. LAB**: Located in Suite 207.
- HALLWAY**: Multiple hallways connecting the rooms.



FLOOR PLAN | SUITE 200

1.954 SF | AVAILABLE 9/1/26

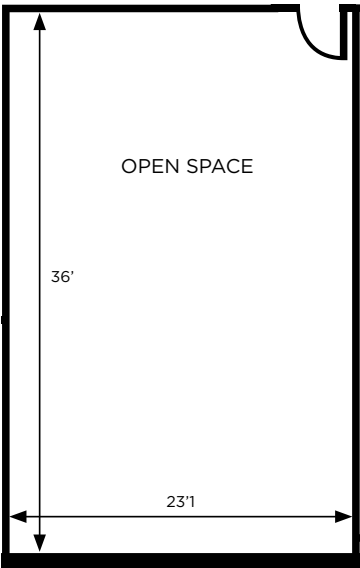
Open Office with Common Area
Restrooms and Shared Courtyard



SUITE 200

FLOOR PLAN | SUITE 203

831 SF | AVAILABLE NOW



LOCATION OVERVIEW



EMPLOYEE INCENTIVES



COLORADO ENTERPRISE ZONE



Enterprise Zone Contribution Tax Credit

12.5% of an in-kind donation and 25% of a cash donation

The Enterprise Zone Contribution Tax Credit provides a tax credit to Colorado taxpayers that contribute to targeted enterprise zone projects. When taxpayers make a certified contribution, they can claim 25% of a cash donation as a state income tax credit and 12.5% of an in-kind donation as a state income tax credit. The amount of this tax credit is capped at \$100,000 per taxpayer per tax year. If you cannot use all of your credits in a given tax year, you can carry forward the balance up to five years.

Enterprise Zone Job Training Tax Credit

12% of eligible training costs

Businesses can earn a state income tax credit for 12% of eligible job-training costs for employees working within the enterprise zone. This tax credit helps develop a skilled workforce in distressed communities. Even if the business leaves the community, the skilled workforce typically remains an asset to the local economy.

Enterprise Zone New Employee Tax Credit

\$1,100 or more per net new employee

Businesses can earn a state income tax credit of \$1,100 per net new employee. Businesses can earn more tax credits if the business is an agricultural processor or is in an enhanced rural enterprise zone. This tax credit encourages businesses to hire and expand employment opportunities, thus reducing unemployment rates. State and local governments benefit from income and sales tax revenue generated from these employees.

Enterprise Zone Employer-Sponsored Health Insurance Tax Credit

\$1,000 per net new employee

For the first two years that a business is in an enterprise zone, the business can earn \$1,000 per net new employee insured under a qualified health plan for which the employer pays at least 50% of the cost. This tax credit encourages businesses to provide a qualified health insurance plan to employees, potentially improving community health, and reducing public health costs.

Enterprise Zone Research and Development Tax Credit

3% of an increase in research and development expenses

Businesses can earn a 3% tax credit for an increase in annual research and development expenses compared to what they spent the prior two years. Investment in research and experimentation supports an innovative economy. A research and development focused business that sells products, services, or intellectual property will bring outside dollars to the local economy.

Enterprise Zone Commercial Vehicle Investment Tax Credit

1.5% of purchase price

A taxpayer can earn a state income tax credit for 1.5% of the price of new commercial trucks, truck tractors, tractors, semi-trailers, and associated parts registered in Colorado and used in an enterprise zone. This tax credit encourages businesses to register new commercial vehicles in Colorado and pay Colorado licensing and registration fees.

Enterprise Zone Investment Tax Credit

3% of business personal property investment

Businesses can earn a state income tax credit for 3% of an investment in business personal property. New business personal property increases a company's capacity. The taxes a business pays on these purchases far exceed all tax credits under the enterprise zone program.

Enterprise Zone Sales and Use Tax Exemption for Manufacturing and Mining

Sales and use tax exemption

The statewide sales and use tax exemption for purchases of manufacturing equipment is expanded to include non-capitalized equipment and parts if the business is located within a zone. The enterprise zone statutes also expand manufacturing to include mining.

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THE COLLEGIO

FORT COLLINS, COLORADO 80524



S COLLEGE AVENUE

SUITE 101

SUITE 200 & SUITE 203
SECOND FLOOR

SUITE 207, F&G

ADDITIONAL PARKING

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