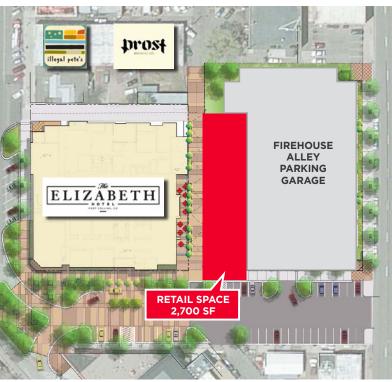


FOR LEASE

354 Walnut Street

Fort Collins, Colorado 80524





DOWNTOWN RETAIL SPACE FOR LEASE

2,700 SF Available | Lease Rate: \$28.00-\$30.00/SF \$21.00-\$22.00/SF NNN

PRIME OLD TOWN FORT COLLINS LOCATION

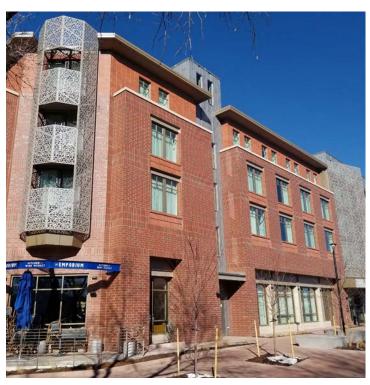
Fort Collins' newest luxury development, the Elizabeth Hotel at 354 Walnut Street, is located in the heart of Old Town, and offers a prime retail location for complimentary users. The leasing opportunity consists of 2,700 square feet available in the parking structure to the north, leveraging off of the traffic and people that Old Town and the hotel attract.







354 Walnut Street



PROPERTY HIGHLIGHTS

- 165 Room hotel
- Prime Old Town Fort Collins location
- Ample parking with parking structure
- Tenant improvement allowance negotiable
- Building signage available
- Great amenities

FEATURES

- 85,000 Square foot luxury hotel
- 323 Parking spaces in the parking structure
- 2-Acre site
- Sage hospitality will manage hotel
- Developed by McWhinney Enterprises





Fort Collins, Colorado 80524





Demographics		Co:	CoStar, 2019	
	1 Mile	3 Miles	5 Miles	
Population	16,018	85,007	158,069	
Households	7,412	34,781	64,788	
Average HH Income	\$60,415	\$63,269	\$73,468	

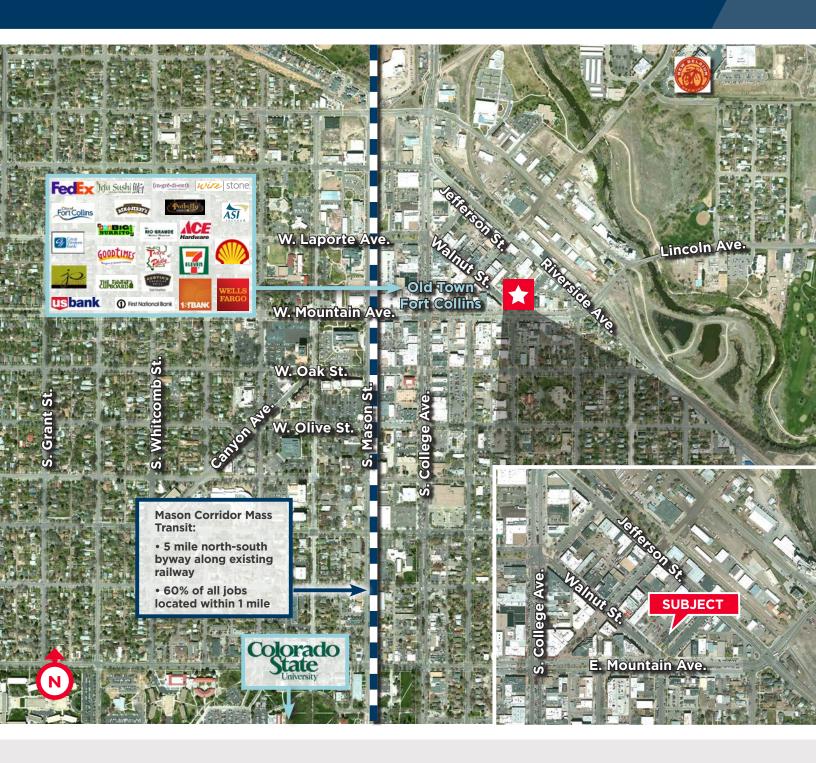
Traffic Counts	City of Fort Collins, 2018	
Street	Vehicles Per Day	
Jefferson Street	16,894	
Walnut Street	3,856	
E. Mountain Avenue	8,372	



FOR LEASE

354 Walnut Street

Fort Collins, Colorado 80524



For more information, please contact:

AKI PALMER Senior Director

+1 970 267 7727 aki.palmer@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWALL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.