

DOWNTOWN FORT COLLINS



PRIME CORNER LOCATED AT THE ENTRANCE TO OLD TOWN SQUARE
Office Space Available in the Historic Avery Building

AVAILABILITIES

Office Suite	SF Available	Lease Rate	Available
116 N. College #6	299 SF	\$480/Month MG (Includes Utilities)	4/1/2020
116 N. College, #9	644 SF	\$1,000/Month MG	Now
116 N. College #10	532 SF	\$800/Month MG (Includes Utilities)	Now
110 N. College, #3	130 SF	\$400/Month MG	Now

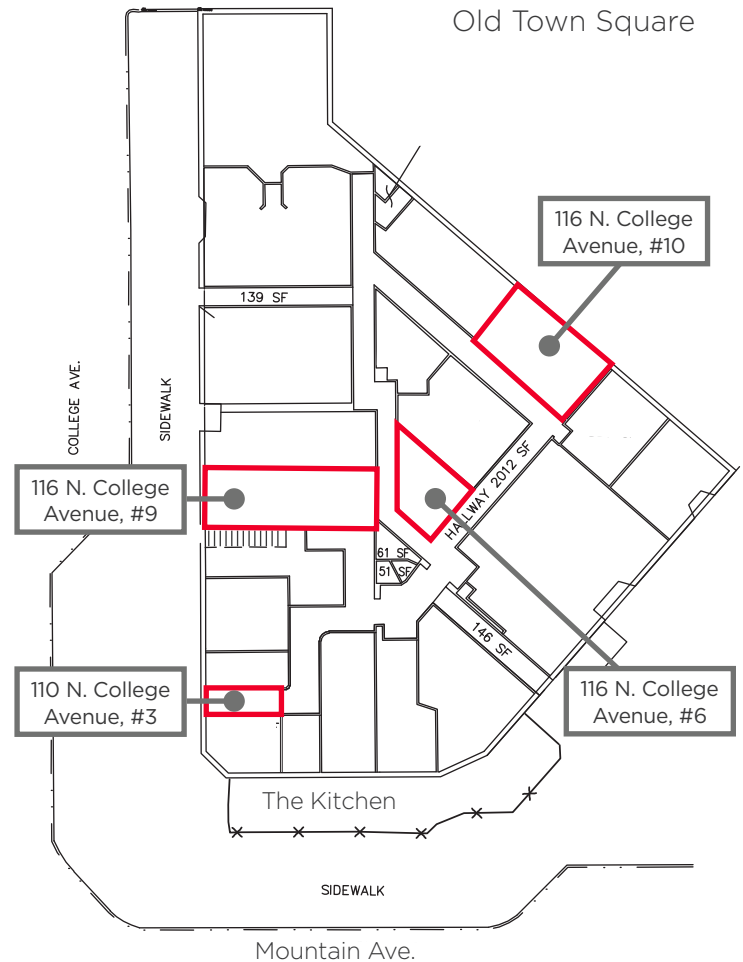


110-116 North College Avenue

Fort Collins, Colorado 80524



SECOND FLOOR



Demographics	CoStar, 2019		
	1 Mile	3 Miles	5 Miles
2019 Population	17,710	88,007	157,530
2024 Population	19,639	95,517	170,848
2019 Households (HH)	7,634	36,040	64,622
Average HH Income	\$60,991	\$63,363	\$73,293

For more information, please contact:

AKI PALMER
Senior Director
+1 970 267 7727
aki.palmer@cushwake.com

CHASE CHRISTENSEN
Broker Associate
+1 970 267 7406
chase.christensen@cushwake.com

JIM PALMER
Director/Principal
+1 970 412 0414
jpalmer@palmerpropertiesco.com

772 Whalers Way, Suite 200 | Fort Collins, Colorado 80525
T +1 970 776 3900 | F +1 970 267 7419
cushmanwakefield.com

3665 John F Kennedy Parkway Suite 2-300
Fort Collins, Colorado 80525
palmerpropertiesco.com