



FOR LEASE

605 South College Avenue

Suite 101 | Fort Collins, Colorado 80524



Lease Rate: \$2,500/Month (Utilities Included)

Available Size: Suite 101 - 1,208 SF

Located on the corner of College Avenue and Myrtle Street in Old Town Fort Collins, this property provides great exposure to high traffic area. This prominent art deco building, 2 blocks from Colorado State University, was designated as a historic landmark in 2005 and includes monument signage, private parking and great proximity to countless amenities, restaurants and major businesses. *Please see reverse for aerial and floor plans.*

PROPERTY FEATURES

Available Size	Suite 101: 1,208 SF	Building Exterior	Stucco with brick accents
Site Size	.44 Acre	Parking	Four included in private lot, plus street parking as well as additional spaces for \$40/month in church lot across the street
Gross Building Size	7,344 SF	Zoning	CC, Community Commercial
Year Built / Renov.	1938 / 2017	Rooms	Break room Private restroom Additional space in lower level also available
HVAC	GFAC		

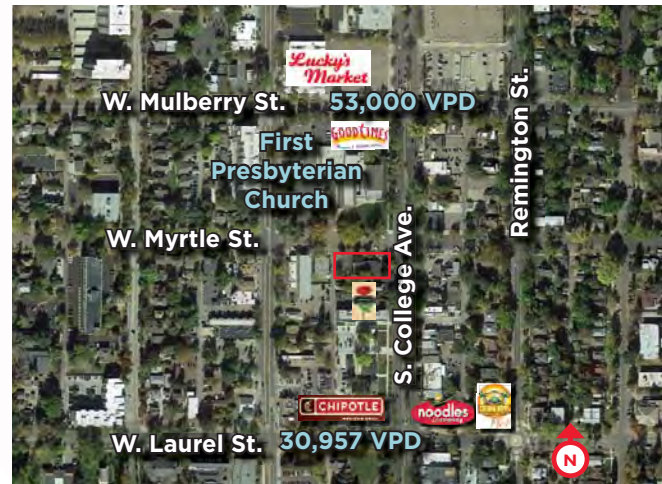
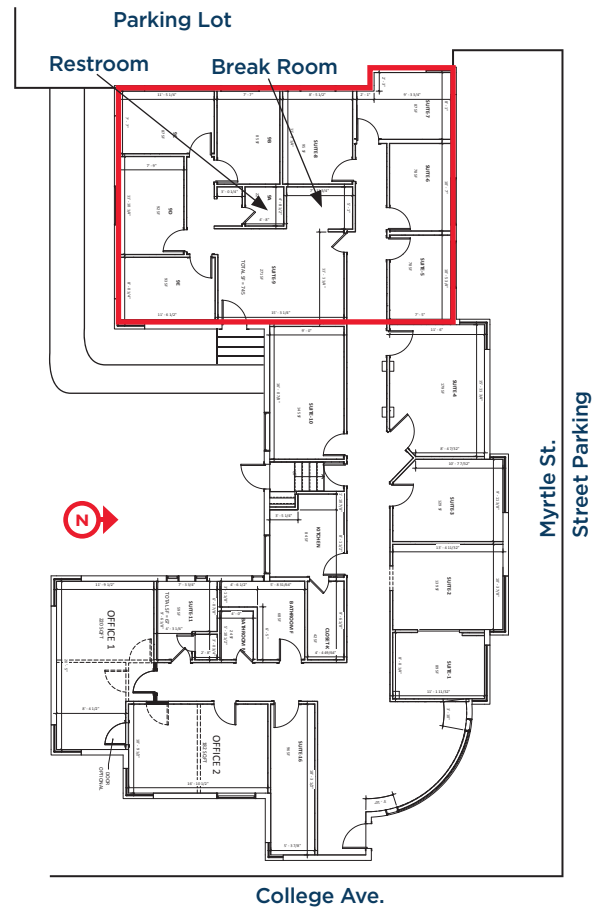


CUSHMAN & WAKEFIELD

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