



Retail/Office Suites Available For Lease in Highly Desirable Downtown Fort Collins Area

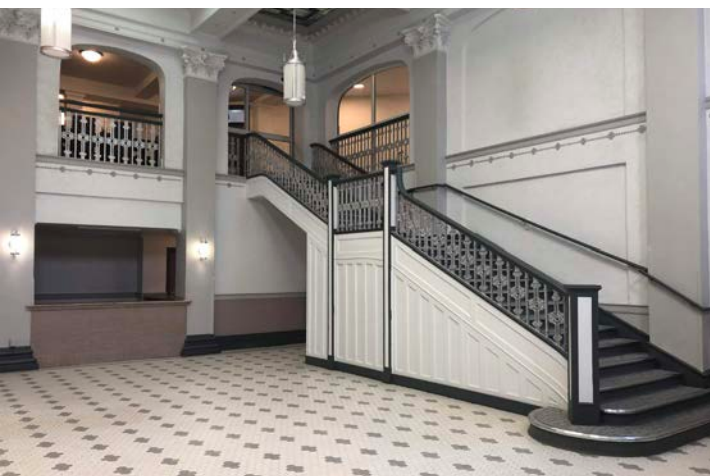
Retail/office suites available in the Historic Northern Hotel in downtown Fort Collins. Conveniently located at the intersection of College Avenue and Walnut Street one block from the Civic Center Parking Garage. Suites A2 and A3 can be contiguous. Suite A2 will be available June 1, 2021 while Suites A3 and B are available now.

AVAILABILITIES

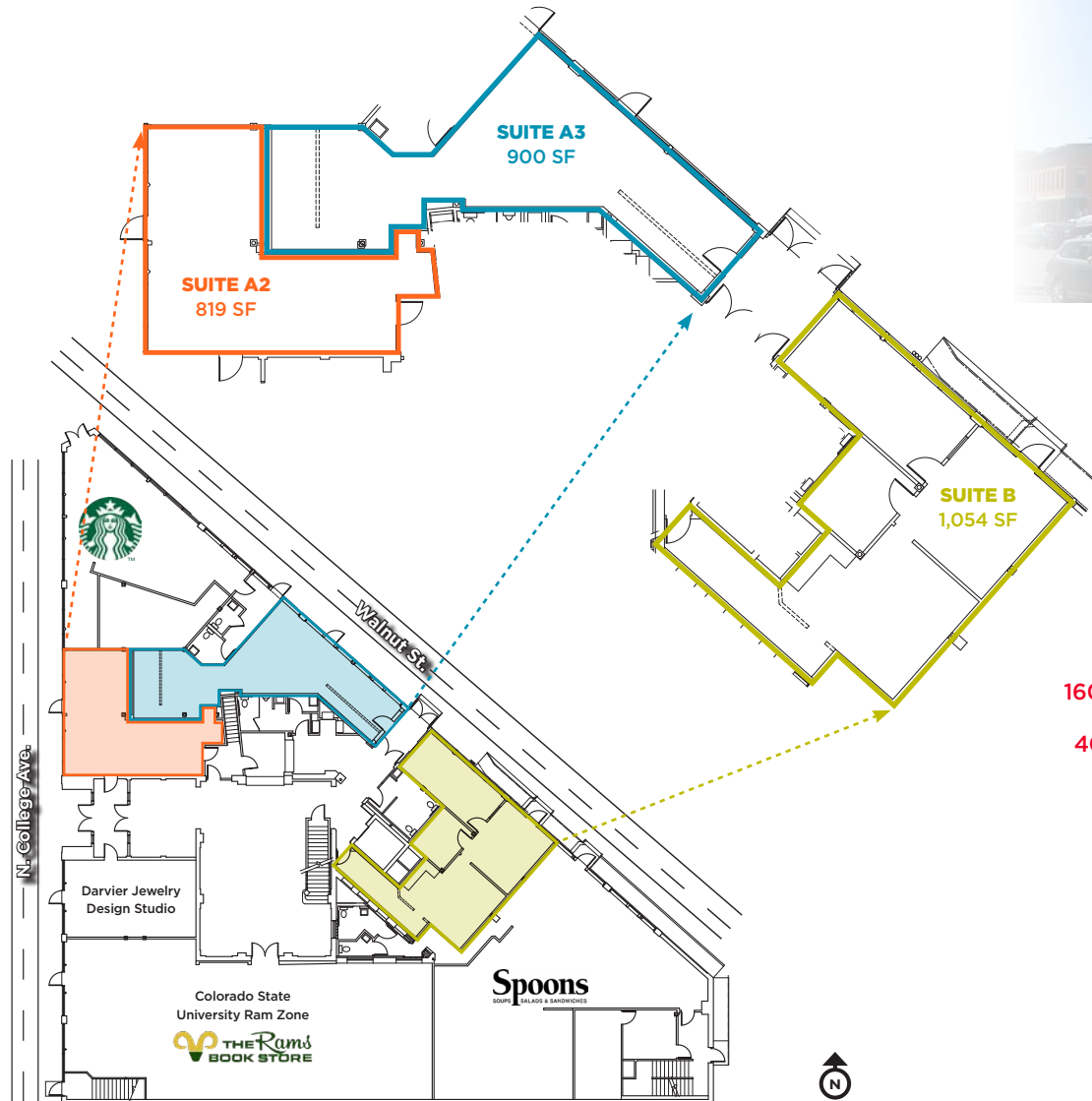
UNIT	SIZE	LEASE RATE	ESTIMATED TOTAL MONTHLY PAYMENT	AVAILABILITY
Suite A2	819 SF	\$30/SF NNN (Est. \$9.02/SF)	\$2,663.12/Month	June 1, 2021
Suite A3	900 SF	\$30/SF NNN (Est. \$9.02/SF)	\$2,926.50/Month	Now
Suite B	1,054 SF	\$30/SF NNN (Est. \$9.02/SF)	\$3,427.26/Month	Now

PROPERTY HIGHLIGHTS

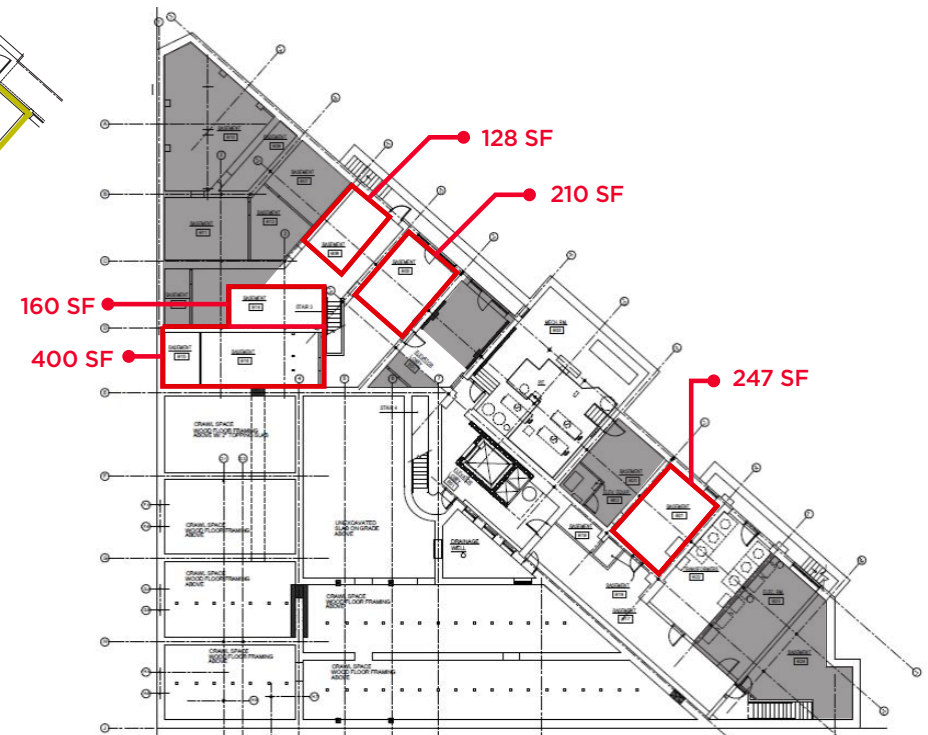
- Enjoys heavy foot traffic
- Excellent visibility
- Highly sought-after downtown Fort Collins location
- Surrounded by countless amenities
- Basement storage space available
- Potential use of lobby for special events



FIRST FLOOR PLAN



BASEMENT STORAGE SPACE AVAILABLE



AREA HIGHLIGHTS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.



MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- UCHHealth
- Water Pik
- Woodward
- Xcel Energy Co.

FORT COLLINS MEDIA ACCOLADES



25 Best Towns Ever: Where to Live Now
Outside Magazine, June 2017



Best Places to Raise a Family in Colorado
Elite Personal Finance, Oct 2017



"A" Overall Rating, Fort Collins Renters
Apartment List, July 2018



Largest Beer Producer in Colorado
visitftcollins.com



No. 1 City in America for Cycling
PeopleForBikes, May 2018



1st Stable and Growing Housing Market
Realtor.com, June 2017



2nd Best Cities for Small Business Owners
ValuePenguin, Feb 2017



3rd Best College Town to Live in Forever
College Ranker, July 2017



No. 4 Bloomberg Brain Index
Bloomberg, Oct 2017



5th Best Performing City
Miliken Institute, Jan 2018



11th Happiest City in America
Yahoo! Finance, March 2017



14th Best Place to Live
Livability.com, March 2018



18th Best City for Career Opportunities
SmartAsset, Sept 2017

**UNIQUE OLD
TOWN FORT
COLLINS
RETAIL/OFFICE
OPPORTUNITIES**

NATE HECKEL
Director | Cushman & Wakefield
+1 970 267 7724
nate.heckel@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

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

cushmanwakefield.com

JASON ORTIZ
Cornerstone Real Estate
Investment Advisors, LLC
+1 970 214 1409
jason@cstonerea.com

STEVE PFISTER
Cornerstone Real Estate
Investment Advisors, LLC
+1 970 221 4524
steve@cstonerea.com

2706 Balmoral Court
Fort Collins, Colorado 80525

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