



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

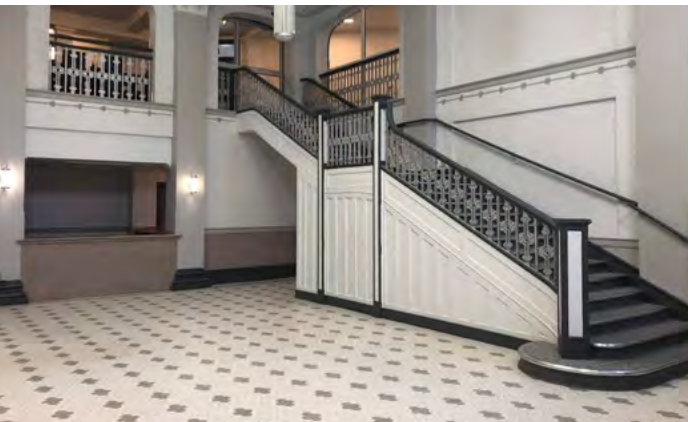
Retail/office suites available in the Historic Northern Hotel in downtown Fort Collins. Conveniently located at the intersection of College Avenue and Walnut Street one block from the Civic Center Parking Garage. Suites A3, B and D are general retail/office spaces and Suite C is a turn-key restaurant space.

### AVAILABILITIES

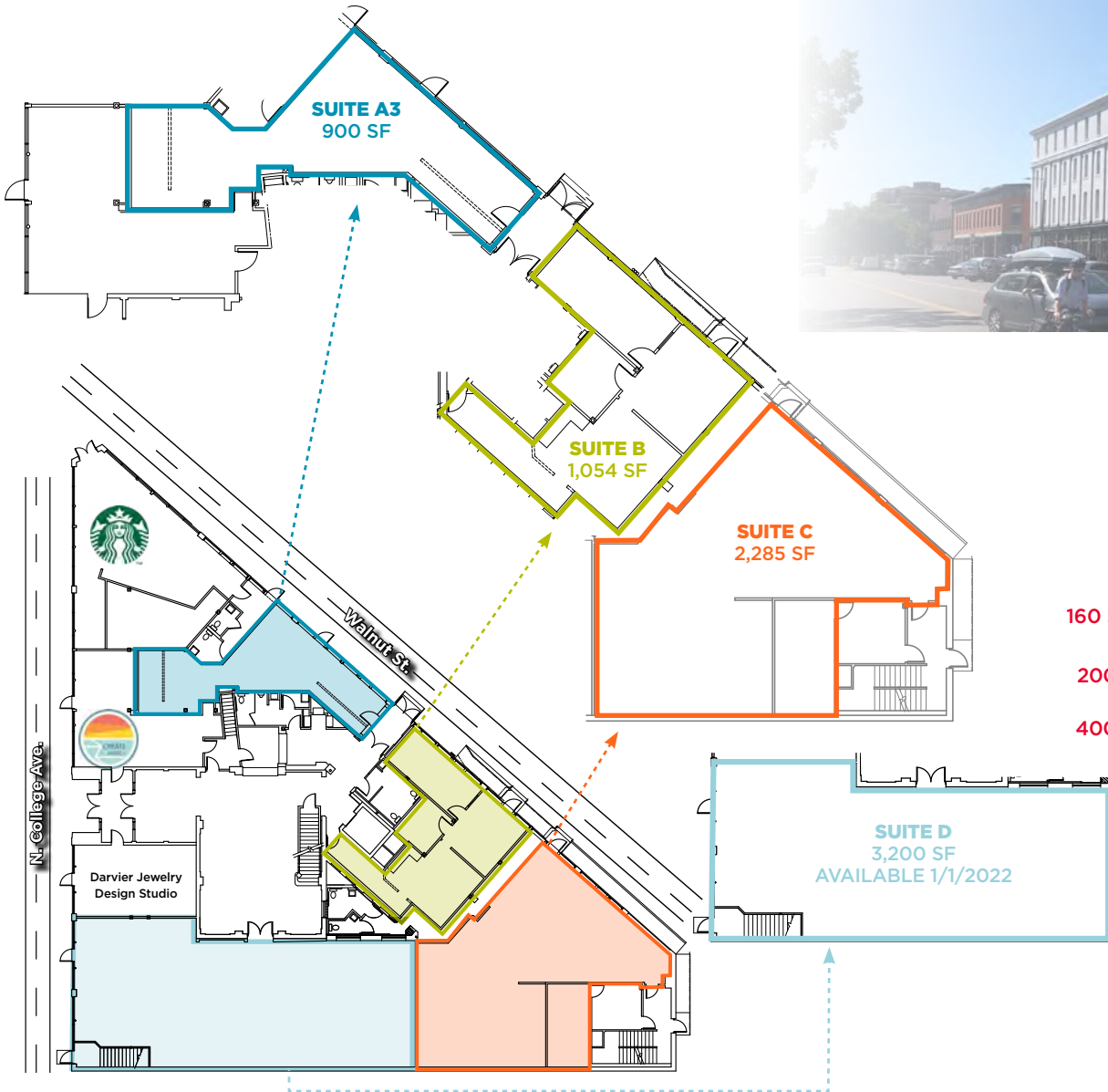
UNIT	SIZE	LEASE RATE	ESTIMATED TOTAL MONTHLY PAYMENT	AVAILABILITY
Suite A3	900 SF	\$30/SF NNN (Est. \$9.02/SF)	\$2,926.50/Month	Now
Suite B	1,054 SF	\$30/SF NNN (Est. \$9.02/SF)	\$3,427.26/Month	Now
Suite C	2,253 SF	\$30/SF NNN (Est. \$9.02/SF)	\$7,326.01/Month	Now
Suite D	3,200 SF	\$30/SF NNN (Est. \$9.02/SF)	\$10,405.33/Month	1/1/2022

### PROPERTY HIGHLIGHTS

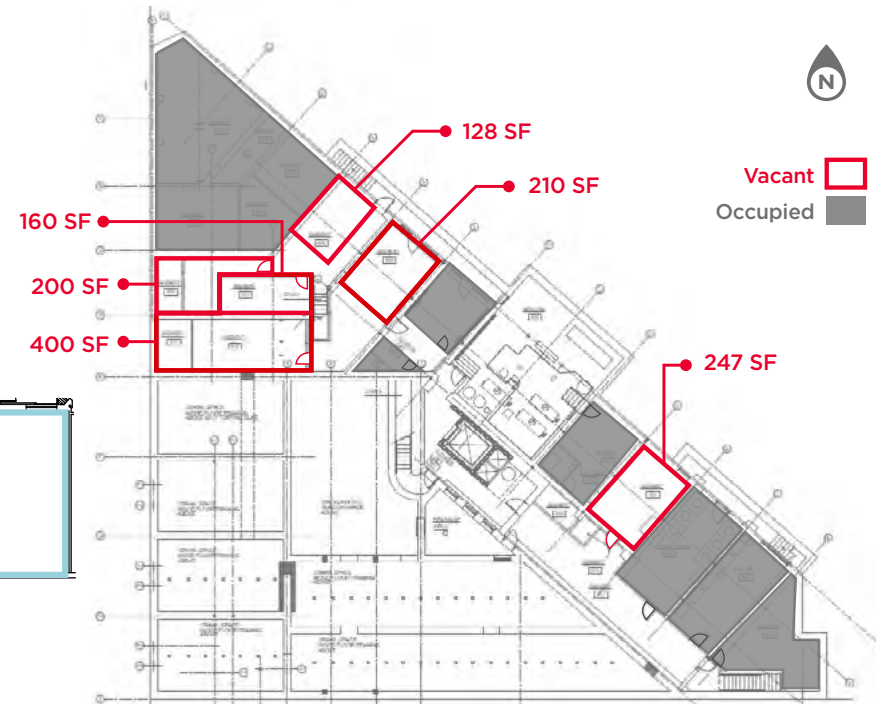
- Enjoys heavy foot traffic
- Excellent visibility
- Highly sought-after downtown Fort Collins location
- Turn-key restaurant space
- Surrounded by countless amenities
- Basement storage space available
- Potential use of lobby for special events



**FIRST FLOOR PLAN**



**BASEMENT STORAGE SPACE AVAILABLE**



# FORT COLLINS

## OPPORTUNITIES AT A GLANCE

cushmanwakefield.com

### 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 AWARDS & ACCOLADES



#1, Top 100 Best Places to Live: Livability.com, October 2020



#1, Best Places to Live in America in 2020: Market Watch, October 2020



Best Cities for First-Time Homebuyers: SmartAsset, October 2020



Best U.S. Cities for Beer Lovers. Trips to Discover, August 2020



Top 25 U.S. Growth City, 2020 Migration Trends: U-Haul, January 2020



#4, 25 Best Cities in the US to Own an Electric Car: 24/7 Wall St, April 2021



#5, 2021 Top 10 Remote-Ready Cities in the US: Livability, January 2021



#6, Safest Cities for Cyclists: Your Local Security, May 2021



#8, Most Fitness Friendly Places for 2021: Smart Asset, Dec. 2020



#8, 10 Local Government YouTube Channels That Know What They Are Doing: Engaging Local Government Leaders, June 2021



#8, Colorado City Ranked Among 'Most Relaxed' in Country: Out There Colorado, April 2021



Clean Air Champion: RAQC, December 2020



#13, 15 Best Places to Live in the United States: The Street, October 2020



#18, 20 Safest Cities in Colorado: SafeWise, Apr. 2020



#21, Top 30 Creative Small Cities: CVSuite, May 2020

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

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