



PRIME CORNER LOCATED AT THE ENTRANCE TO OLD TOWN SQUARE

Office Spaces Available for Lease in the Historic Avery Building

AVAILABILITIES

Office Suite	SF Available	Lease Rate	Available
116 N. College, Suite 12	431 SF	\$1,000/Month Gross	Now
116 N. College, Suite 8	899 SF	\$1,500/Month Gross	August 5, 2026

PROPERTY FEATURES

Building Size ±33,000 SF

Zoning Downtown District (D)

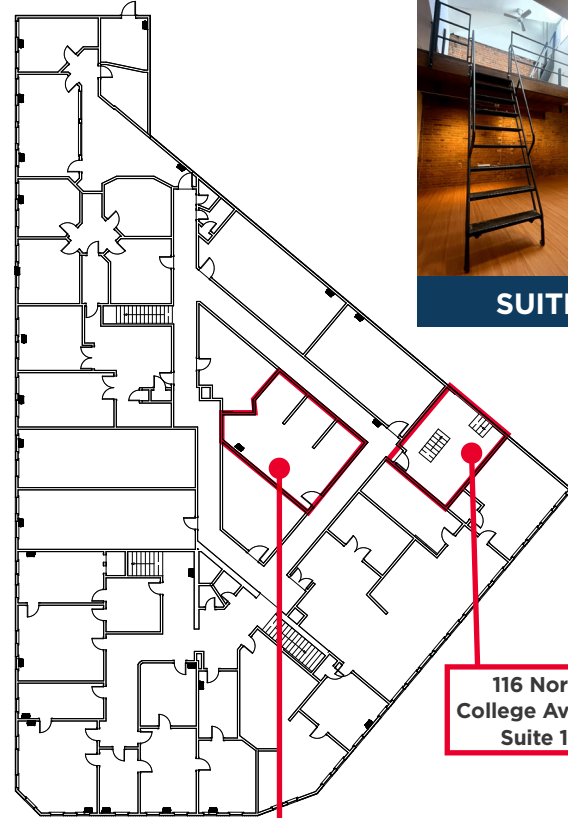
100-116 North College Avenue

Fort Collins, Colorado 80524



SECOND FLOOR

Old Town Square



SUITE 12

116 North College Avenue, Suite 12

116 North College Avenue, Suite 8

Maida
MOUNTAIN AVENUE

Demographics	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
2025 Population	52,638	163,914	244,285
2030 Population Projection	54,947	169,599	253,350
2025 Households (HH)	20,247	66,696	96,345
Average HH Income	\$79,248	\$100,346	\$114,296

For more information, please contact:

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