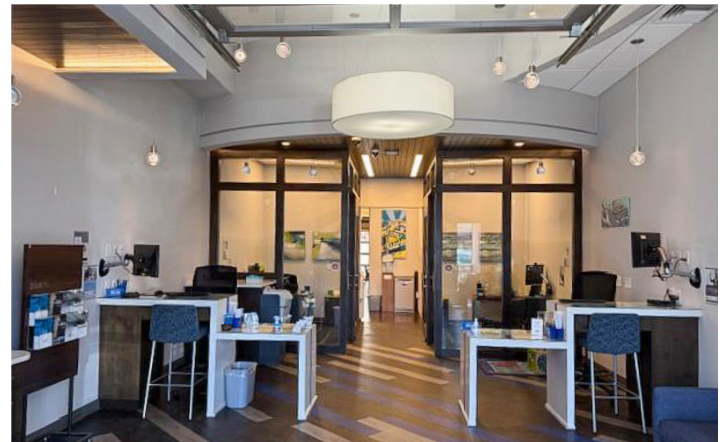


COMMERCIAL LISTING
FOR LEASE

136 West Mountain Avenue

FORT COLLINS | CO



AVAILABLE: | 1,817 SF
LEASE RATE: | \$30.00/SF NNN

PROPERTY FEATURES:

- Premium Downtown Fort Collins location
- Currently built out as service bank but could easily be used for a wide number of purposes including creative, boutique retail, and other pedestrian-friendly businesses looking for optimum exposure
- High-end finishes with upgraded front of house, interior garage door, built-ins with coffee bar and upgraded cabinets, and separate glassed-in conference room
- Premise is connected to a shared outdoor courtyard accessible by rear garage door
- Great visibility / High pedestrian traffic count
- Central to the Downtown prime shopping district
- Available August 1, 2026

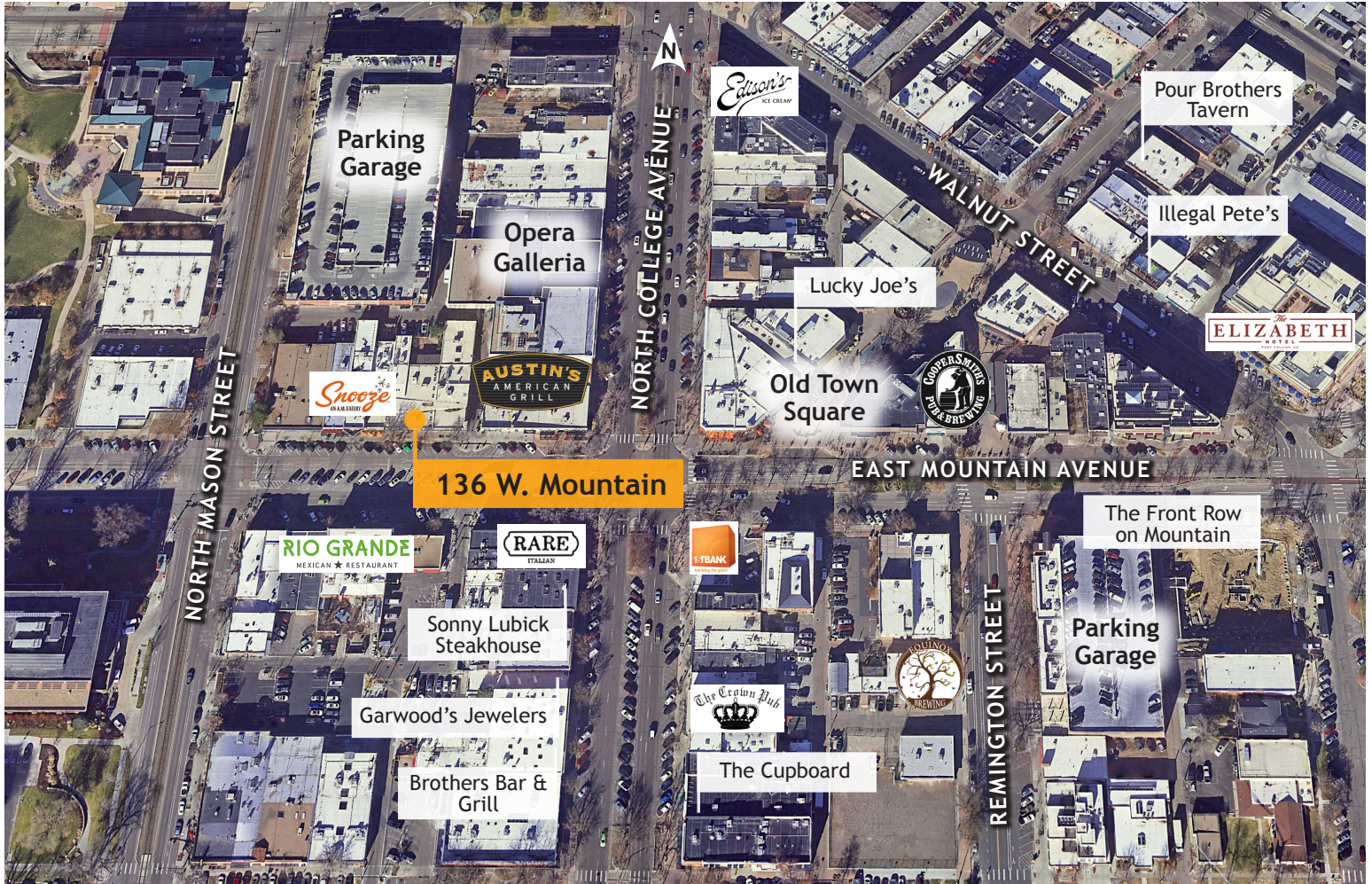


Showings are arranged during business hours, M - F, and require 24-hour notice. Please do not disturb current tenant.

Patty Spencer BROKER
COMMERCIAL REAL ESTATE BROKERS, LLC

970.407.9900

patty@cre-brokers.com



Location Overview



Built-ins with coffee bar



Glassed-in conference room



West Mountain Avenue Frontage