

120 W Olive Street

Suite 101

Fort Collins, CO 80524

2,690 SF turnkey restaurant space in Old Town Fort Collins.

SPACE AVAILABLE

Ste 101: 2,690 SF

LEASE RATE

\$33.00 / SF

NNN RATE

\$14.21 / SF
Janitorial & utilities

EQUIVALENT GROSS MONTHLY RENT

\$10,582.91

PROPERTY OVERVIEW

120 W Olive Street • Suite 101

Fort Collins, CO 80524



THE SPACE

- 2,690 SF ground-floor retail condo
- Restaurant build-out: dining room, service counter, kitchen
- Walk-In Refrigerator & Freezer, back-of-house storage
- Floor-to-ceiling storefront windows on two sides
- Outdoor seating on the front patio facing Olive Street

BUILDING

- 10,260 SF mixed-use retail condo building
- Flat roof
- Building signage available

AVAILABILITY

November 30, 2026 — currently occupied

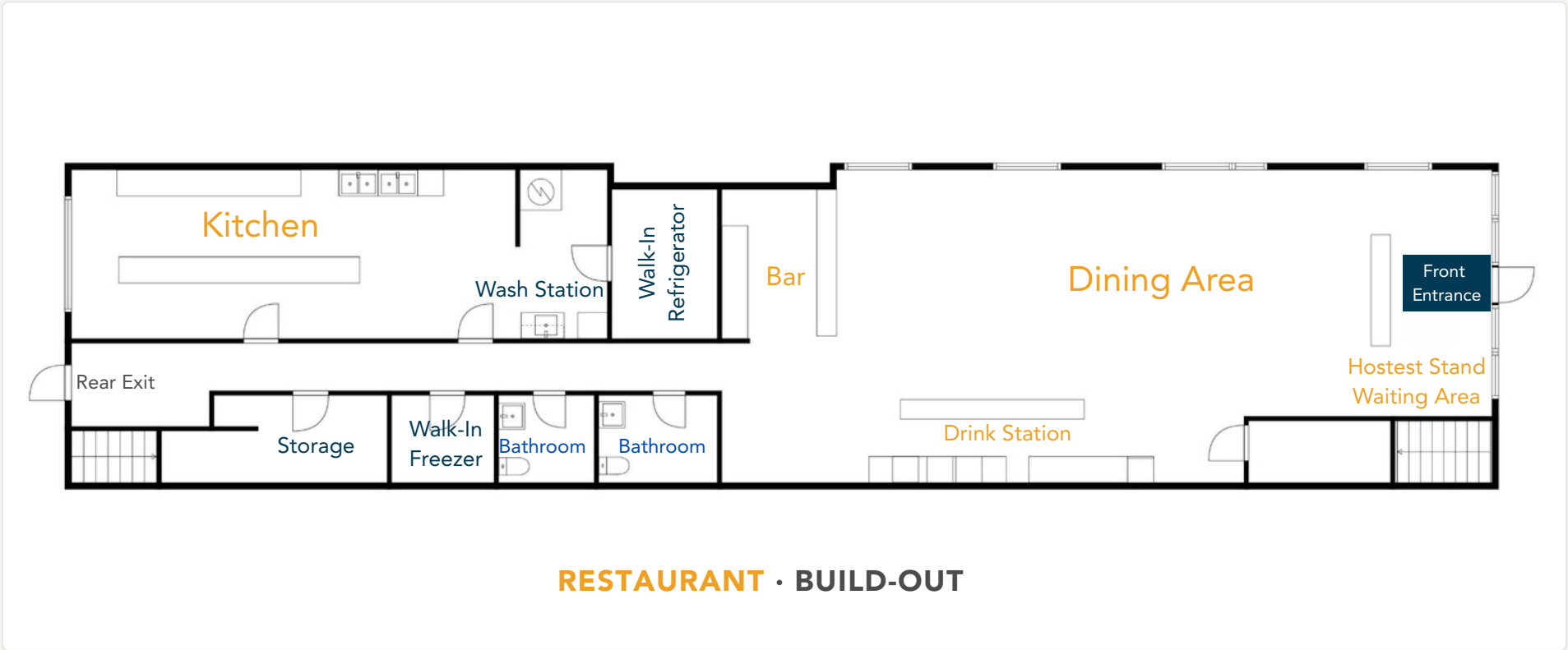
ZONING

D — Downtown District

FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)

SUITE 101 2,690 SF | TOTAL BUILDING 10,260 SF



PROPERTY

AVAILABLE SF 2,690 SF
SUITE NUMBER Suite 101
PARCEL # 9711415018

TERMS

STATUS For lease
LEASE RATE \$33.00/SF NNN · NNN \$14.21/SF
AVAILABLE November 30, 2026

120 W Olive Street · Suite 101

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