



FOR LEASE

100-116 North College Avenue

Fort Collins, Colorado 80524

DOWNTOWN FORT COLLINS



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)

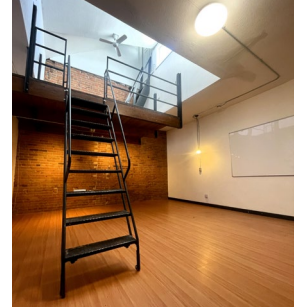
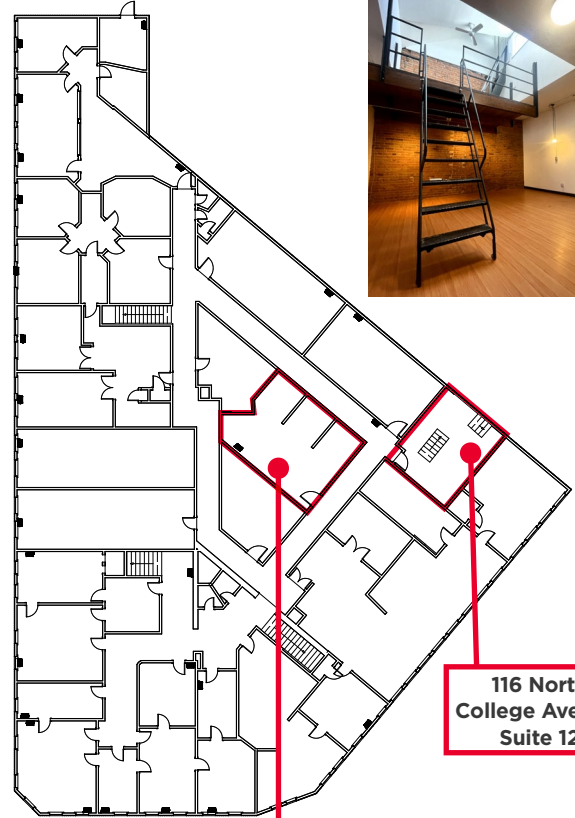
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SECOND FLOOR

Old Town Square



Maida Trattoria
Mountain Ave.

Demographics	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
2024 Population	51,389	159,499	240,457
2029 Population Projection	54,624	168,606	255,609
2024 Households (HH)	19,617	65,106	95,031
Average HH Income	\$72,182	\$92,797	\$107,094

For more information, please contact:

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