

AVAILABLE FOR LEASE

330 S. COLLEGE AVE.

FORT COLLINS, CO



1,428 - 10,978 SF
Available 2027



**CUSHMAN &
WAKEFIELD**



PALMER
PROPERTIES

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS



Entrance into Old Town on College Avenue with excellent prominence



Rare on site parking with 20 parking stalls plus street parking



Downtown Fort Collins Location
Surrounded by Amenities



Space consists of a mix of private offices and open cubicle space



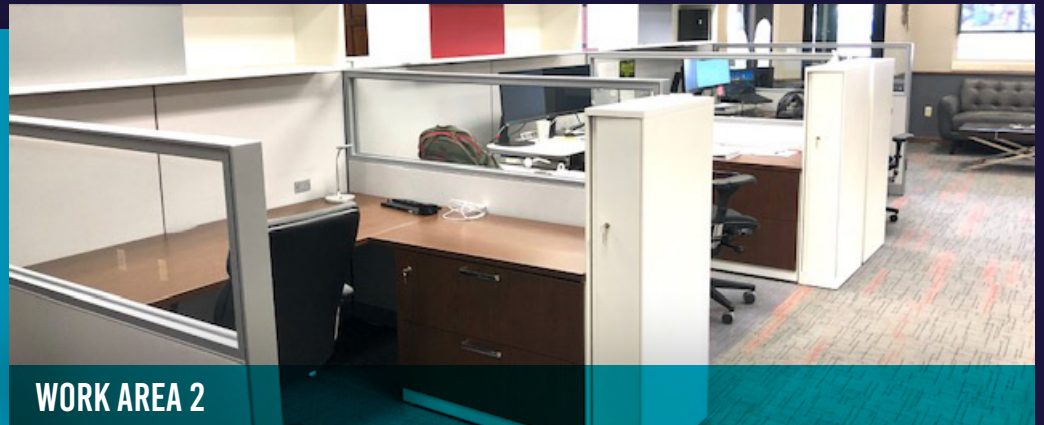
BREAK ROOM



CONFERENCE ROOM



RECEPTION

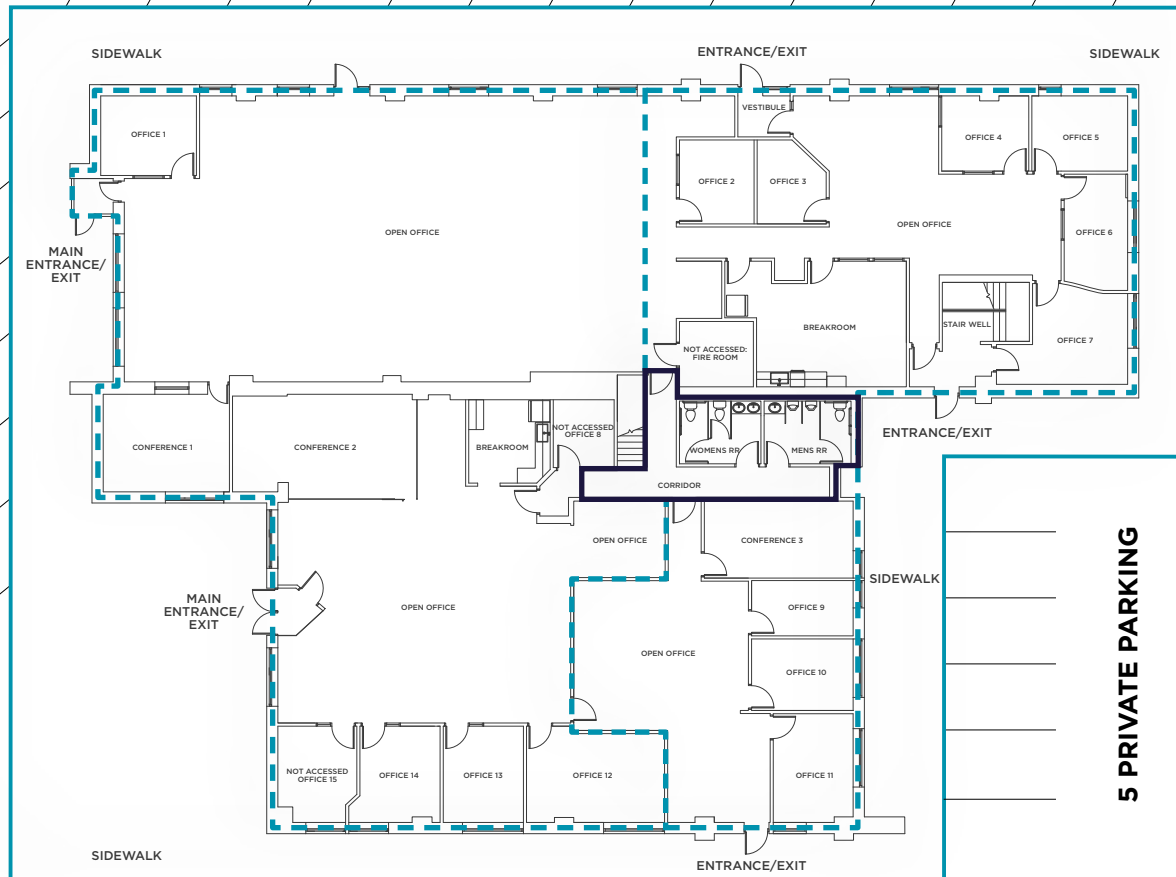


WORK AREA 2

FLOOR PLAN

- SHARED COMMON CORRIDOR
- - - POSSIBLE DEMISING OPTION

STREET PARKING SPACES
S. COLLEGE AVE.



E. MAGNOLIA ST.
STREET PARKING SPACES

OLD TOWN

L I
M A
coffee roasters

330 S. COLLEGE AVE.

S. COLLEGE AVE.

REMINGTON ST.

W. MAGNOLIA ST. 3,670 VPD

287

49,500 VPD

WELLS
FARGO



TARGET

Lucky's Market
COLORADO'S INDEPENDENT GROCERY STORE

	2 Mile	5 Miles	10 Miles
2025 Population	56,500	166,497	249,699
2030 Population Projection	58,980	166,497	249,699
2025 Household	22,241	67,792	98,482
Avg Household Income	\$79,940	\$101,261	\$114,374

For more information, please contact:

Aki Palmer

Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

Jimmy Palmer

Vice President/Principal
+1 970 818 0330
jpalmer@palmerpropertiesco.com

772 Whalers Way
Fort Collins, CO 80525
Direct +1 970 776 3900
cushmanwakefield.com

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