



2,100 SF AVAILABLE FOR LEASE

# 316 W. MULBERRY ST.

FORT COLLINS, CO 80521

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## PROPERTY HIGHLIGHTS

Position your business at the heart of Fort Collins with this well-located commercial opportunity at 316 W. Mulberry Street. Situated along one of the city's primary east-west corridors, this property offers excellent visibility, convenient access, and close proximity to Downtown Fort Collins, Old Town Square, and Colorado State University.

The space provides a versatile layout suitable for a variety of commercial uses, including office, service, or specialty retail. Large windows allow for abundant natural light while also creating strong signage and branding exposure to daily traffic along Mulberry Street. Ample nearby amenities—including restaurants, shops, and services—enhance the appeal for both employees and customers.

With easy access to College Avenue, Highway 287, and Interstate 25, 316 W. Mulberry is ideally positioned to serve local and regional clientele alike. Whether you're an established business seeking a central Fort Collins presence or a growing company looking to plant roots in a vibrant, high-demand market, this location delivers convenience, connectivity, and visibility.

### PROPERTY FEATURES

<b>Building Size:</b>	First Floor: 1,200 SF
	Basement: <u>900 SF</u>
	2,100 SF

<b>Lot Size:</b>	0.07 Acres
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<b>Parking:</b>	3 Designated Spots
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<b>YOC/YOR:</b>	1958/2007
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<b>Zoning:</b>	Downtown District
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Lease Rate: \$2,950/Month NNN

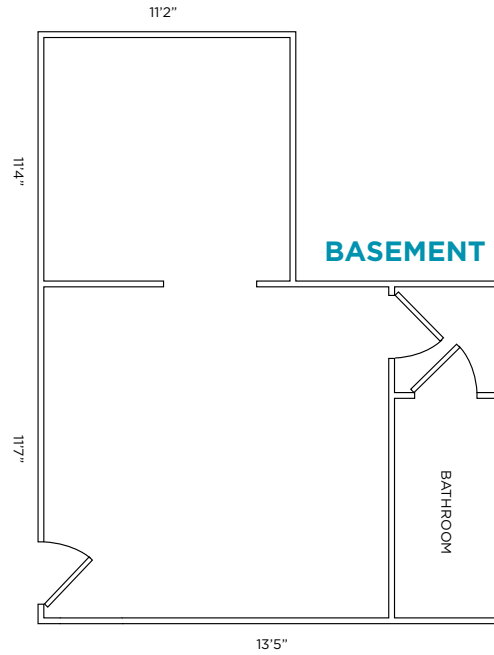
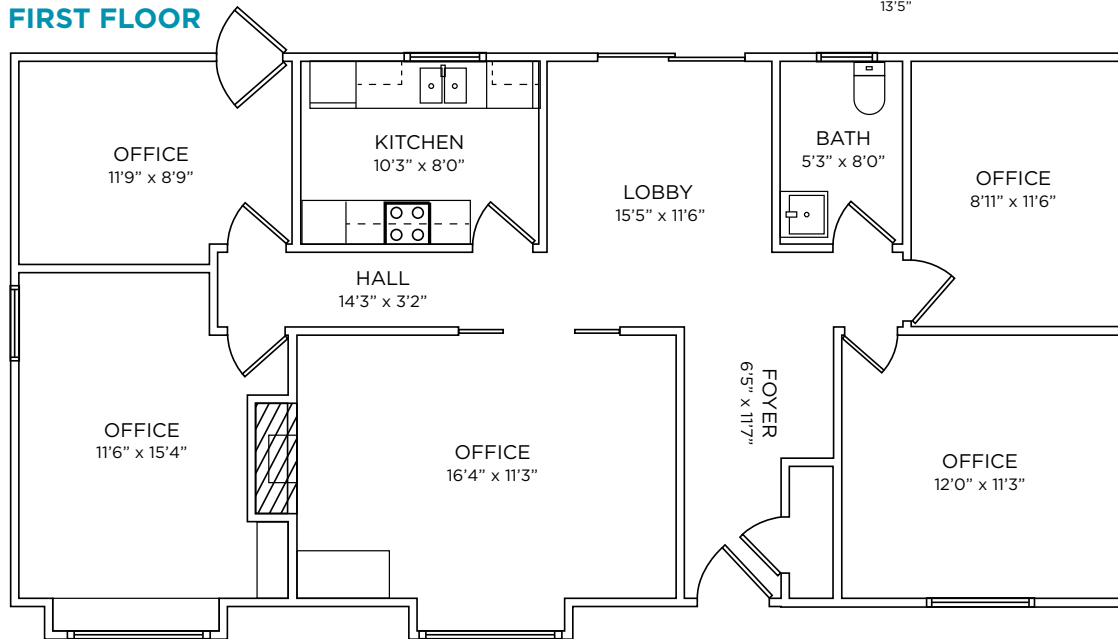


NNN: \$9.79/SF

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# FLOOR PLAN

## FIRST FLOOR





**SUBJECT  
PROPERTY**

**CONTACT**

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