



LEASE RATE

\$14.00/sf NNN

2026 NNN \$6.28

AVAILABLE

February 1, 2026

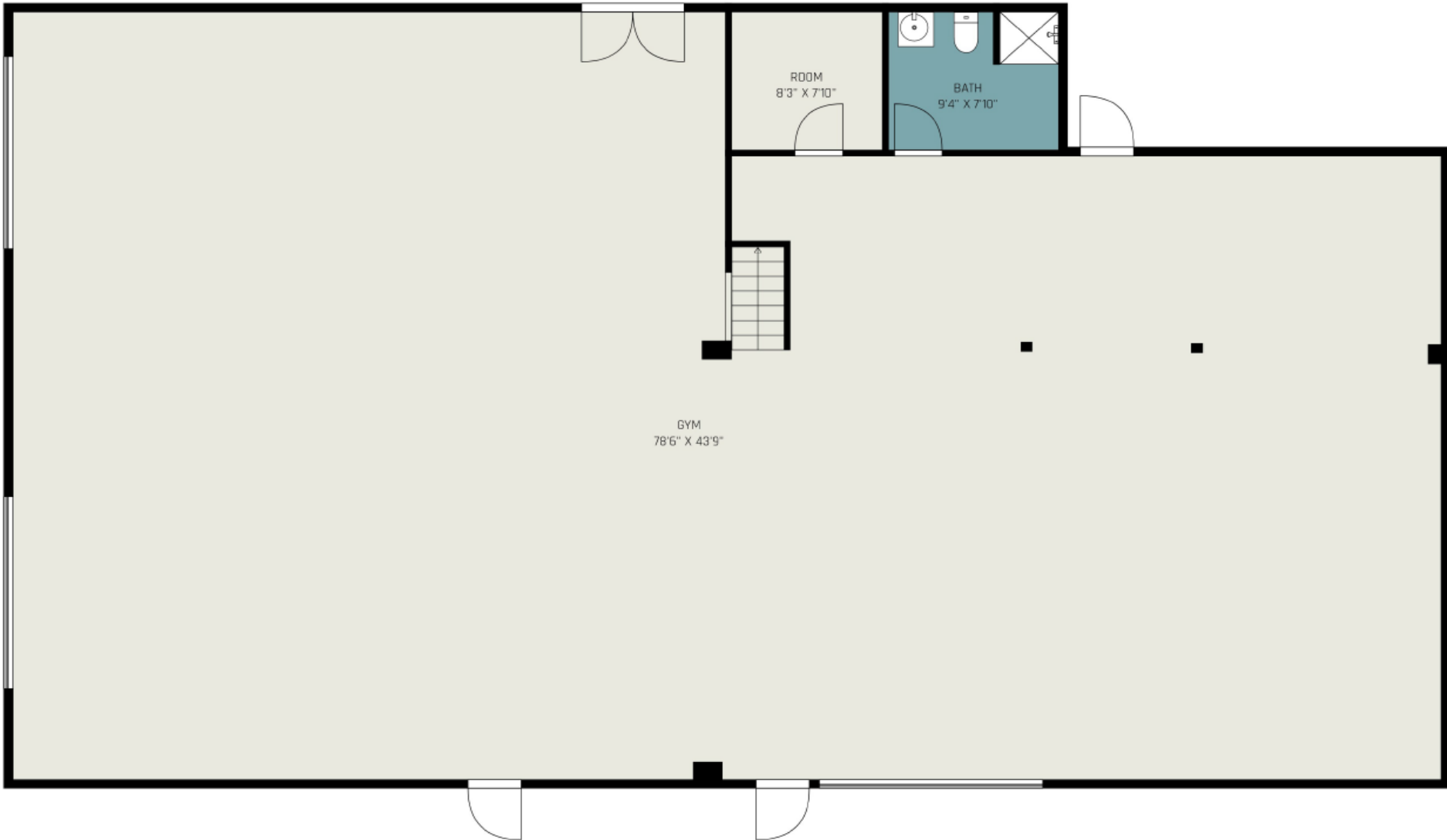
Located just steps from Whole Foods and along the MAX bus line, this 4,210 SF FLEX space offers a prime Midtown Fort Collins location.

Surrounded by health-focused tenants and previously used as a powerlifting gym, the open layout is well-suited for wellness, fitness, retail, office, or creative uses. Excellent visibility, accessibility, and nearby amenities make this a standout opportunity in one of Fort Collins' most active commercial corridors.



AVAILABLE SF 4,210sf

SITE SIZE	1.98 Acres
BUILT	1979
RENOVATED	2018
ZONING	Commercial
GARAGE HEIGHT	3 doors with 10" clearance



FLOOR PLAN



Additional Photos



Google Maps