

## **1737 SOUTH COLLEGE AVENUE**

FORT COLLINS, COLORADO 80525

#### **OUTSTANDING MIDTOWN FORT COLLINS LOCATION**



# HIGH-DEMAND RETAIL IN THE HEART OF FORT COLLINS Lease Rate: \$19.00/SF NNN | NNN Expenses: \$6.00/SF

Located across the street from Starbuck's and right next door to Colorado State University's new 670 bed student housing project, this high-demand retail space is in the heart of midtown Fort Collins, seeing over 45,000 vehicles per day. With the Mason Corridor Mass Transit just a short walk away, the area enjoys a steady stream of foot traffic.

### **PROPERTY FEATURES**

Total Building Size 30,418 SF

Available 2,400 SF **Tenancy** Multi-tenant

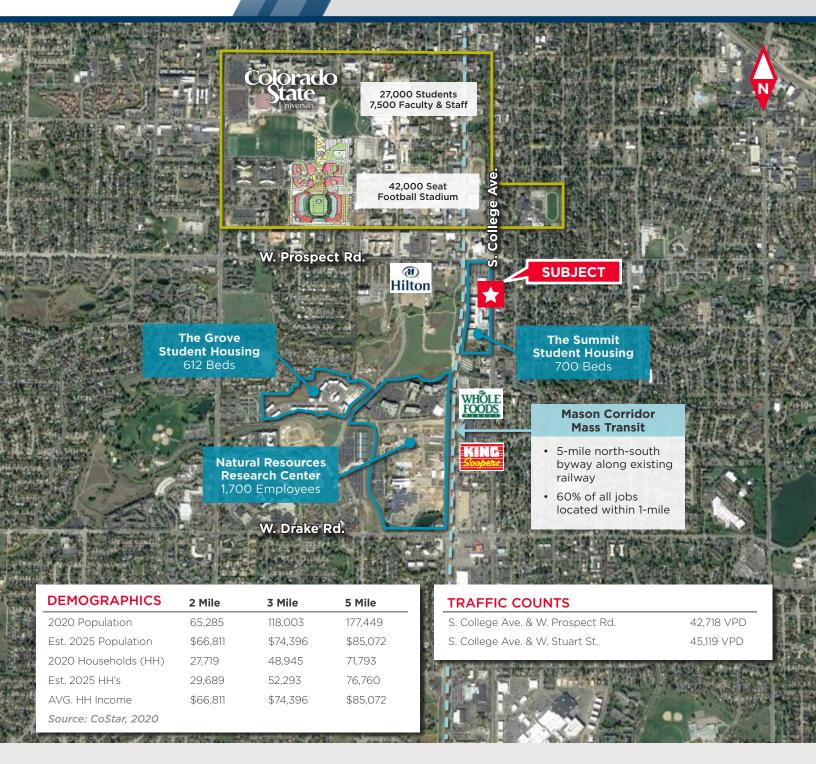
**Parking** 2.63:1,000 SF





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For more information, please contact:

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