

130 W LAUREL ST  
FORT COLLINS, CO 80524  
TURN-KEY RESTAURANT  
FOR LEASE



Space Available:      Lease Rate:      NNN Rate:

Restaurant Space:	4,113 SF	\$22.00/SF NNN	\$10.00/SF
Retail Space:	4,400 SF	\$14.00/SF NNN	2025 estimate

HIGH-VISIBILITY RESTAURANT/RETAIL NEAR COLORADO STATE UNIVERSITY FOR LEASE

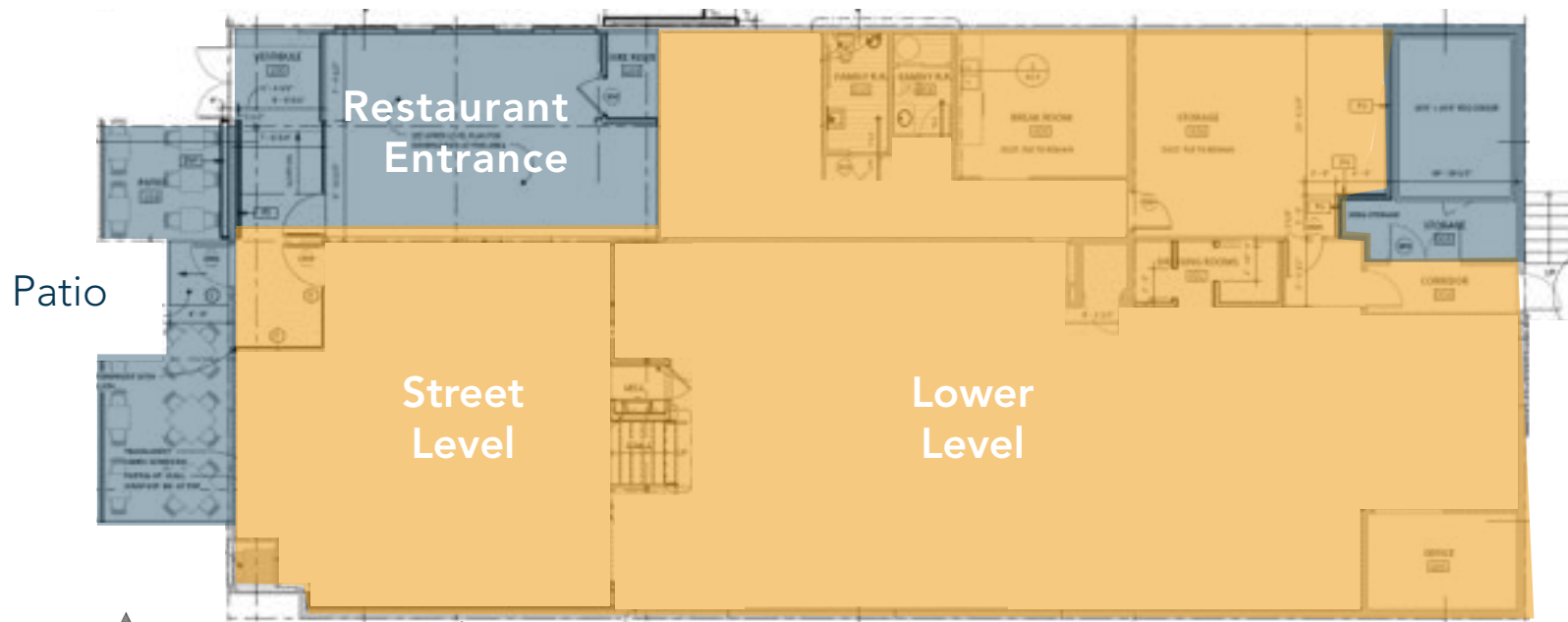
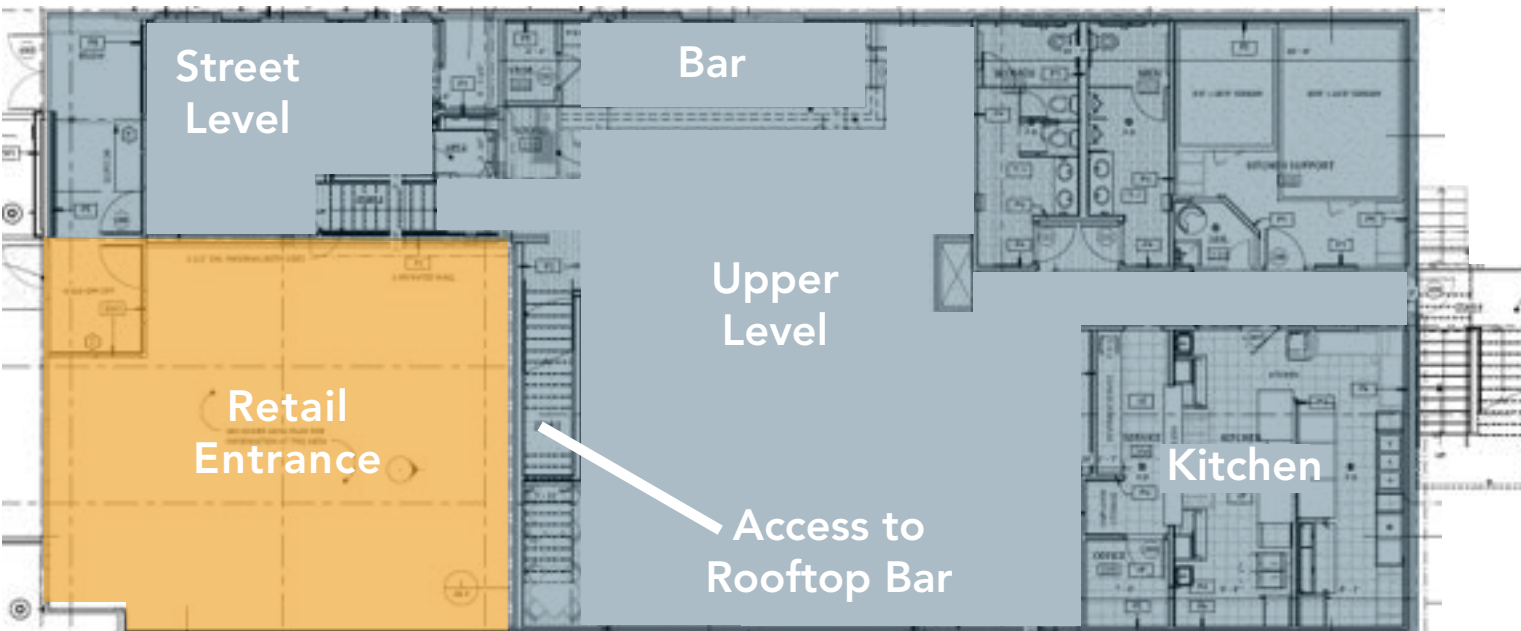
- Restaurant space includes rooftop access/bar, oversized indoor bar, access to hood, grease trap, and walk-in freezer, elevator, restrooms, and prominent building signage.
- Retail space can be converted into restaurant space and includes open floor plan with two levels, and prominent building signage.
- Walking distance from Colorado State University.



# FLOOR PLAN

Restaurant

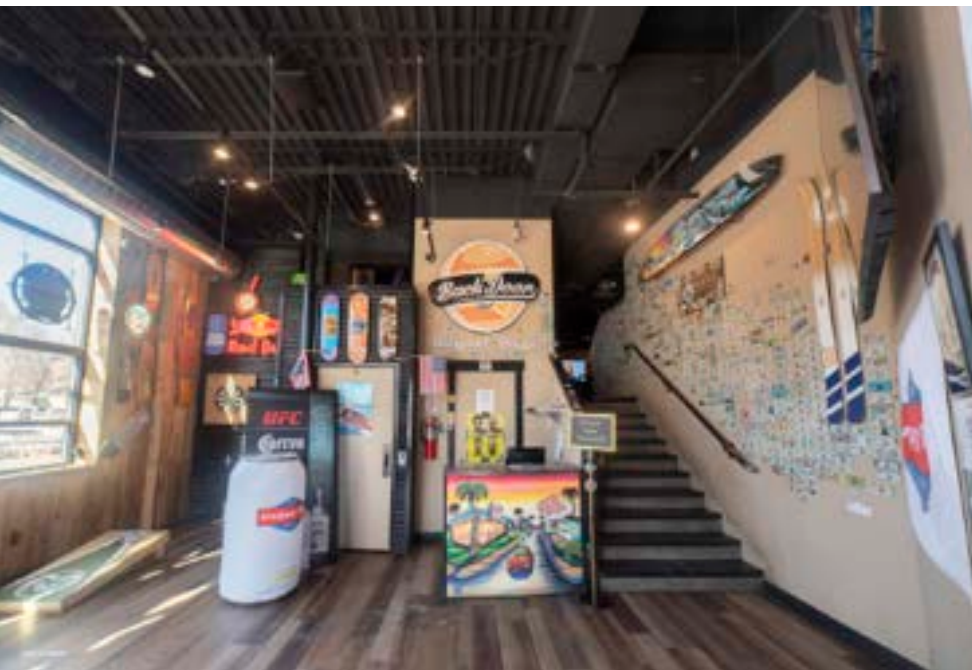
Retail



*Information contained herein deemed accurate but not guaranteed.*



# RESTAURANT PHOTOS



Rooftop space



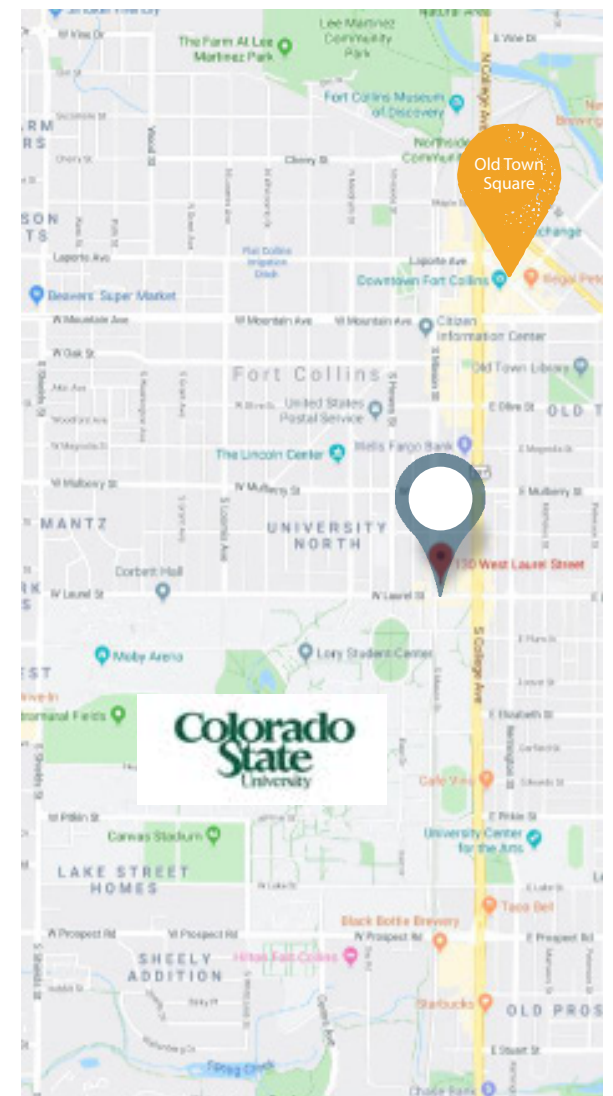
# RETAIL PHOTOS





# 130 W LAUREL STREET

## AREA MAPS



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
 Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



JAKE ARNOLD / NICK NORTON, CCIM

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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