

160 W MOUNTAIN AVE
FORT COLLINS, CO 80525



Space Available:

Lease Rate*:

Ground Level Unit A1:	3,791 SF	\$36.50 NNN
Lower Level B1:	Up to 1,506 SF	\$15.00 NNN
Combined A1 + B1:	5,297 SF	\$30.39 NNN

**Lease rates assume a retail/restaurant use. Retail sales fees apply. Contact broker for details.*

HISTORIC WILLIAM S. HILL BUILDING REVITALIZATION WITH SPACE FOR LEASE

- Historic William S. Hill building
- Prominent building located at the corner of Mountain Avenue and Mason Street with a Max bus stop just outside
- Situated steps from Fort Collins's most popular retail and restaurant amenities
- Located immediately adjacent to City Parking Garage
- Conceptual demising plans shown below
- Target date of completion: Early 2026



CURRENT AND CONCEPTUAL FACADE



Planned Improvements:

- New windows
- New lighting fixtures
- New window & door assembly
- Painted brick & new exterior paint
- Restored cornice
- Restored exterior building panels
- Addition of back patio



**All plans conceptual and subject to final design and feasibility, including obtaining any required city approvals*

EXISTING SITE PLAN



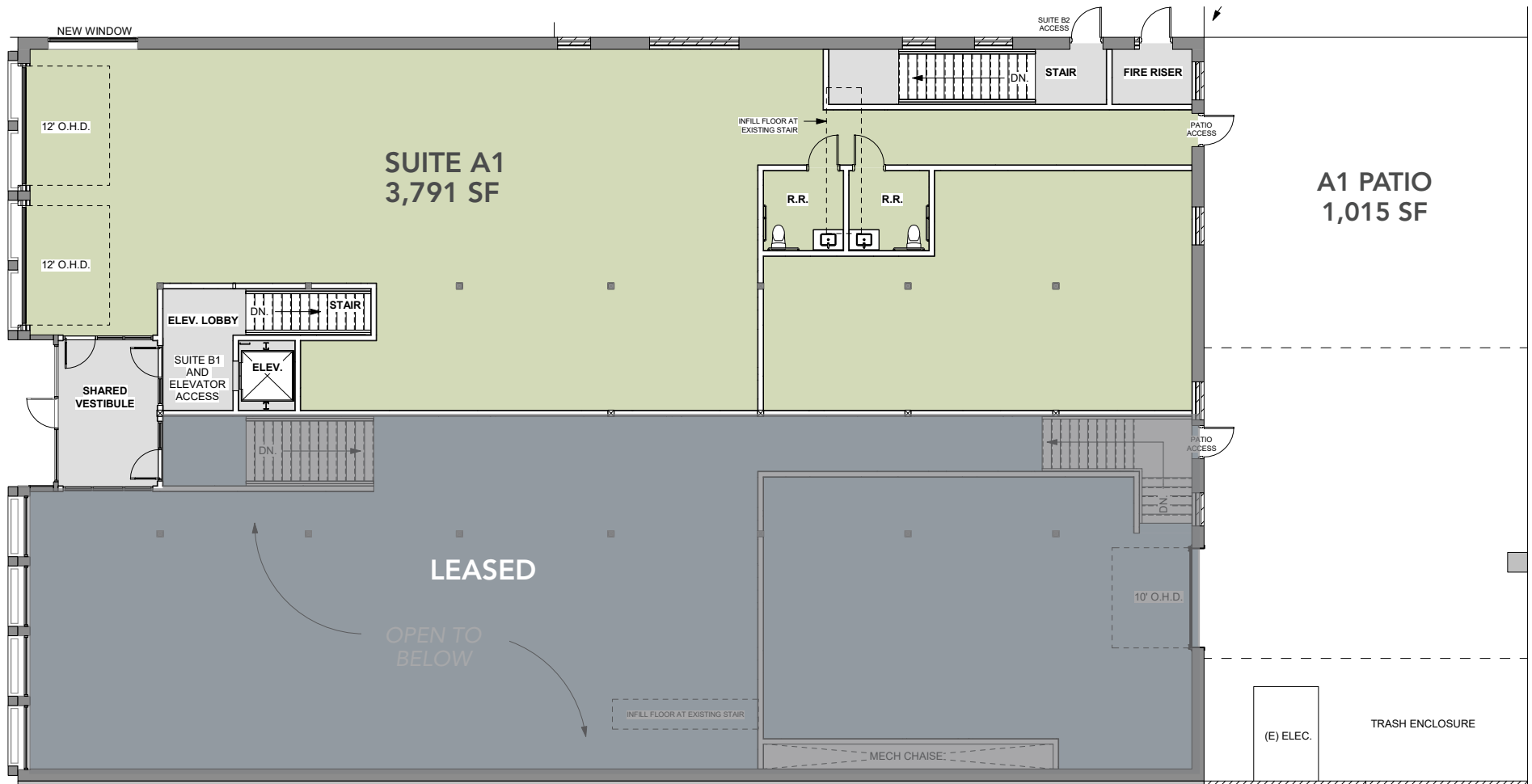
CONCEPTUAL LAYOUT



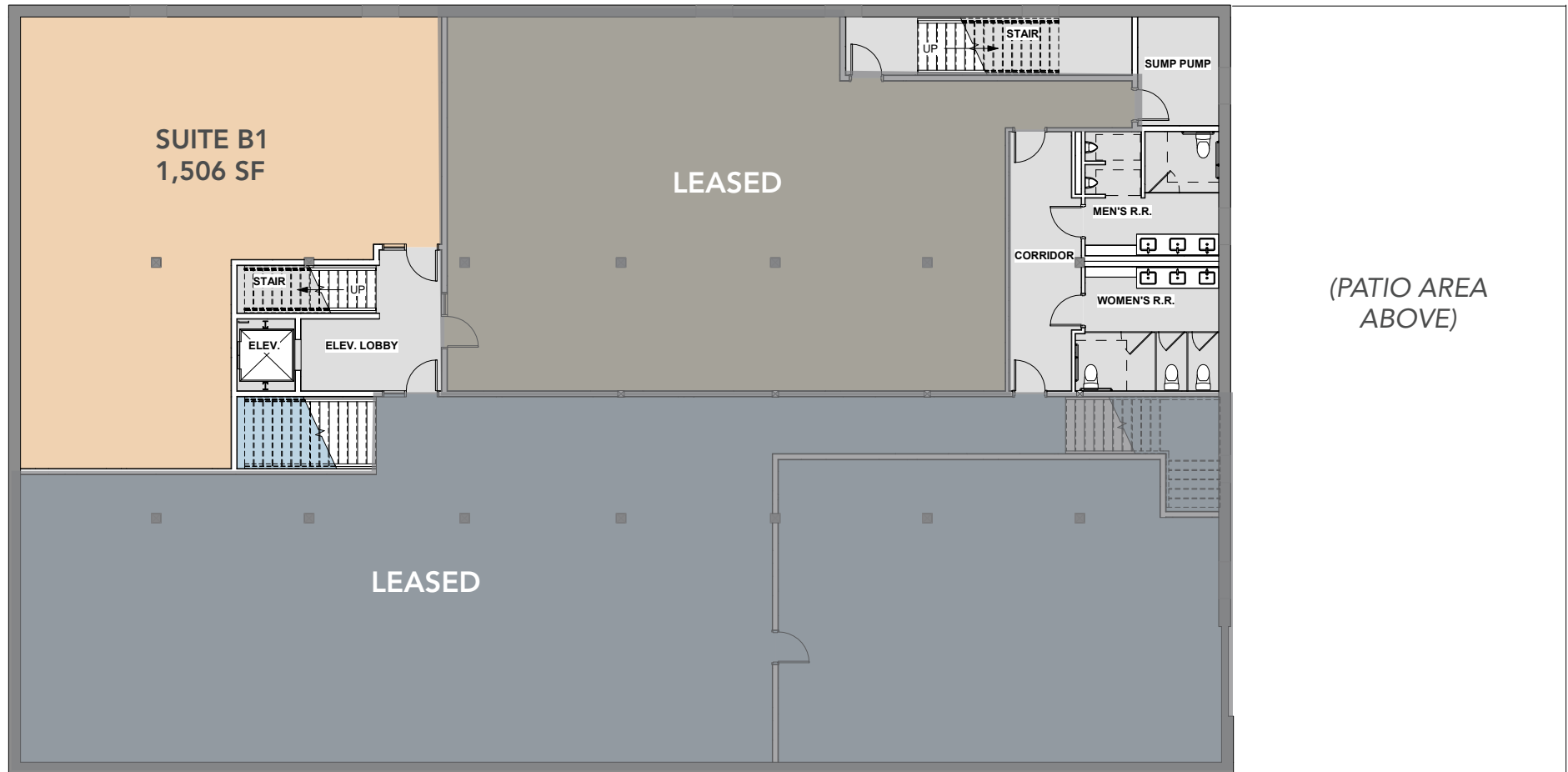
Lower
Level

Up To
Additional
1,506 SF

CONCEPTUAL FLOORPLAN - GROUND LEVEL



CONCEPTUAL FLOORPLAN - LOWER LEVEL



LOCAL POSITIONING



NEIGHBORHOOD MAP



AREA MAP



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