



**1301 RIVERSIDE AVE
FORT COLLINS, CO 80524**

Space Available

Lease Rate

Ground Level | Office Suites

\$900/month Gross
(include utilities & internet)

Basement Level | Office Space 2,244 SF

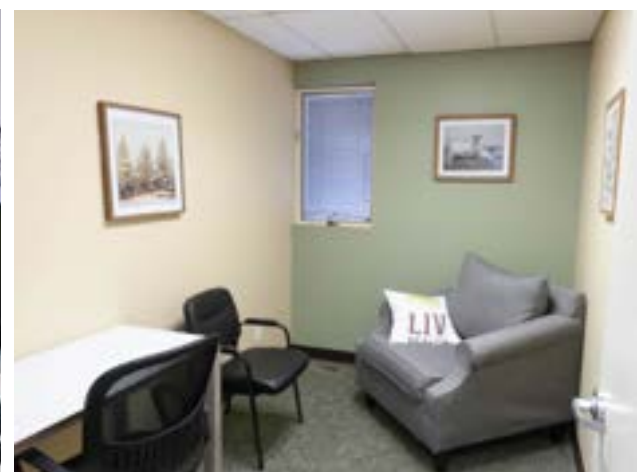
\$2,500/month Gross
(include utilities)

MODERN DOWNTOWN OFFICE SPACE AVAILABLE FOR LEASE

- **Ground Level:** Main entrance with foyer and reception, multiple private office suites, open workstations, break room, private restrooms, and secure storage.
- **Basement Level:** Full floor featuring private offices, large conference room, private side entrance, restrooms, and secure storage.
- Prime location near Old Town Fort Collins, shared on-site parking, spaces available now.



GROUND LEVEL | PHOTOS

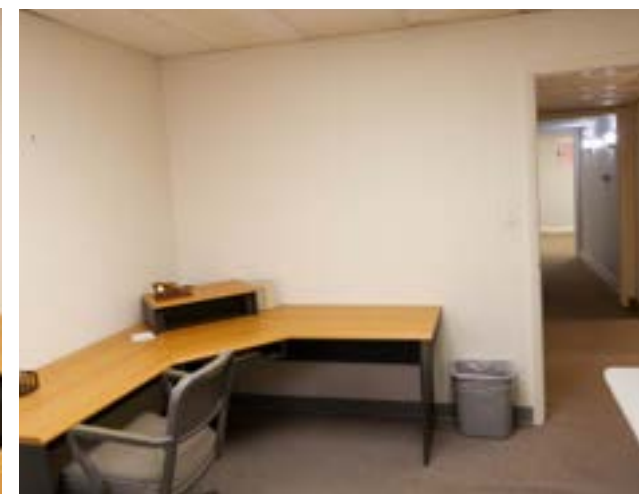


GROUND LEVEL | FLOORPLAN



All highlighted units are available now.

BASEMENT | PHOTOS



BASEMENT | FLOORPLAN



All units are available now.

AREA MAP



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REAL ESTATE

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