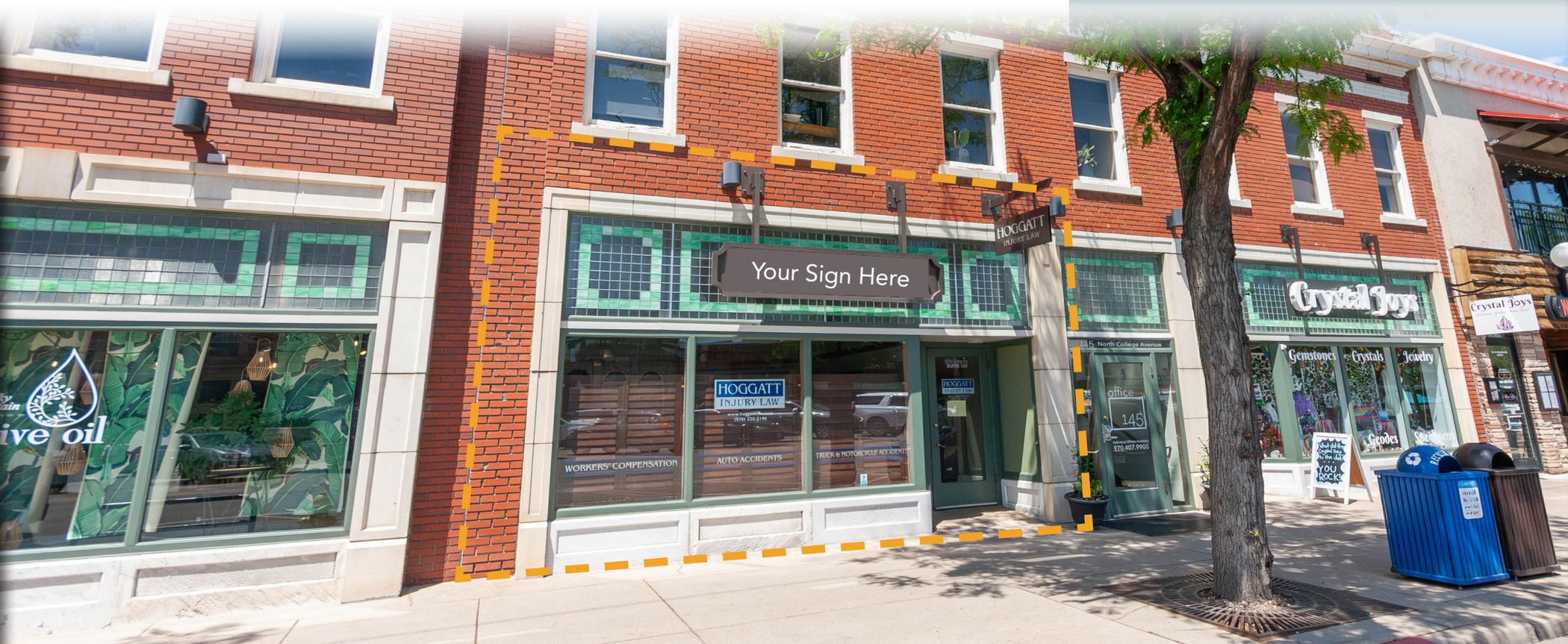


Space Available	Lease Rate	NNN Rate	Sale Price
Suite 160 2,320 SF	\$25 / SF NNN	\$16.93 / SF <i>2025 estimate</i>	\$925,000

CHARACTER-RICH OFFICE/RETAIL SPACE IN OPERA GALLERIA - OLD TOWN

- **Fronting College Ave in the Iconic Opera Galleria:** Highly visible street-level office/retail space with prominent signage opportunity in Fort Collins' most vibrant retail and pedestrian districts. Historic brick façade with prime exposure to approx. 20,000 VPD (Source: CoStar, 2025).
- **Timeless Architecture:** Interior highlights include exposed brick walls, large storefront windows that flood the space with natural light, an entry foyer and reception area, and a flexible layout with private offices, retail floor space, or open workstations.
- **Move-In Ready Convenience:** Includes a kitchenette, break room, private in-suite restroom, and access to shared on-site parking. Ideal for boutique retail, day spa, professional office, or creative workspace. Available for immediate occupancy.

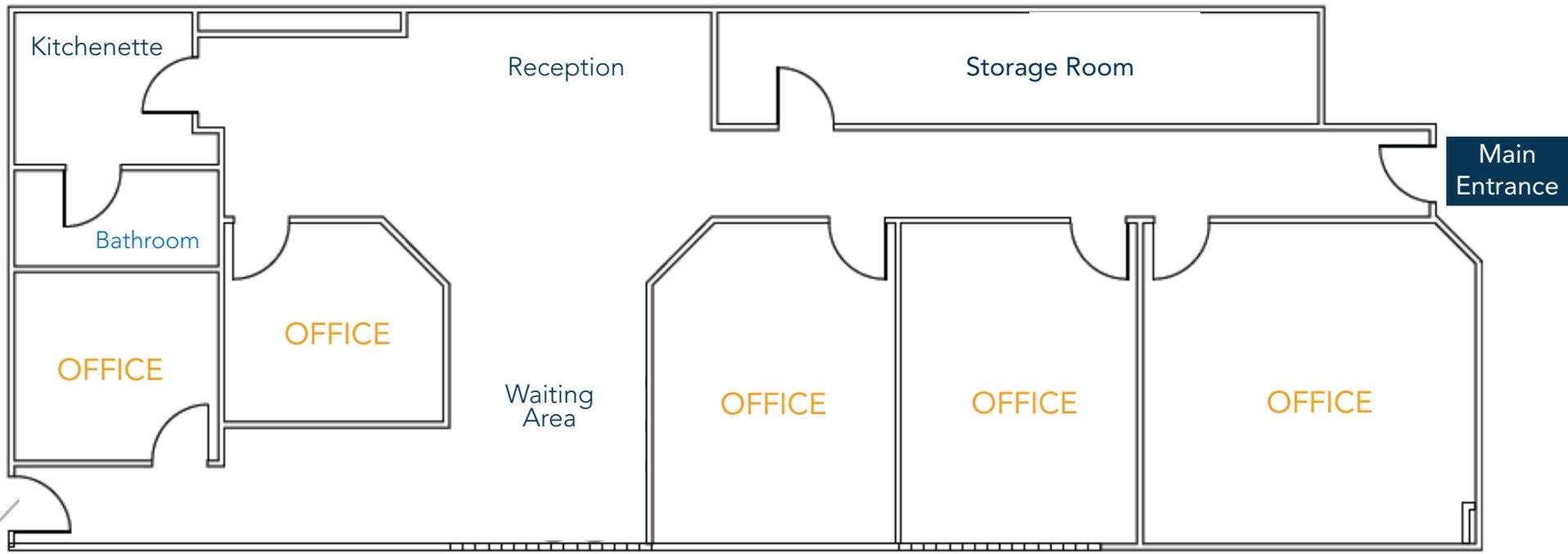


123 N COLLEGE AVE
SUITE 160
FORT COLLINS, CO 80524

PROPERTY PHOTOS | SUITE 160

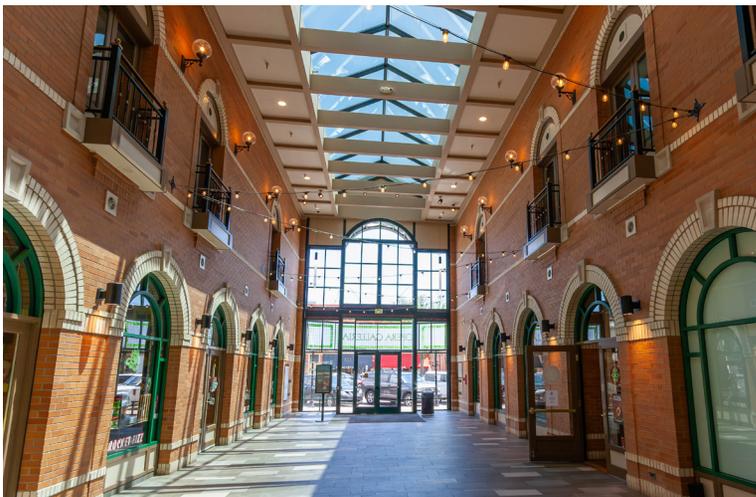
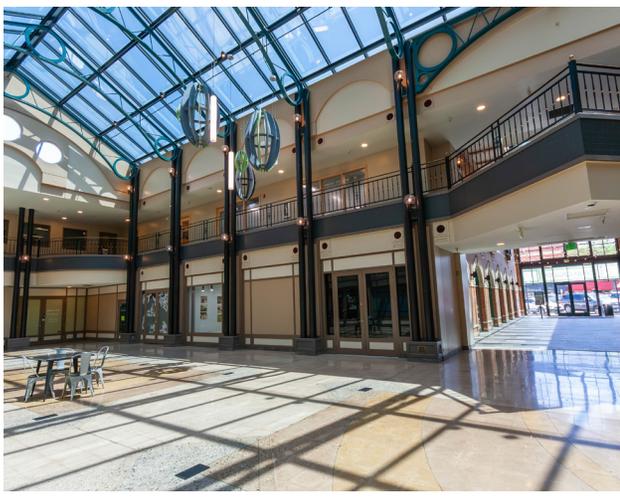
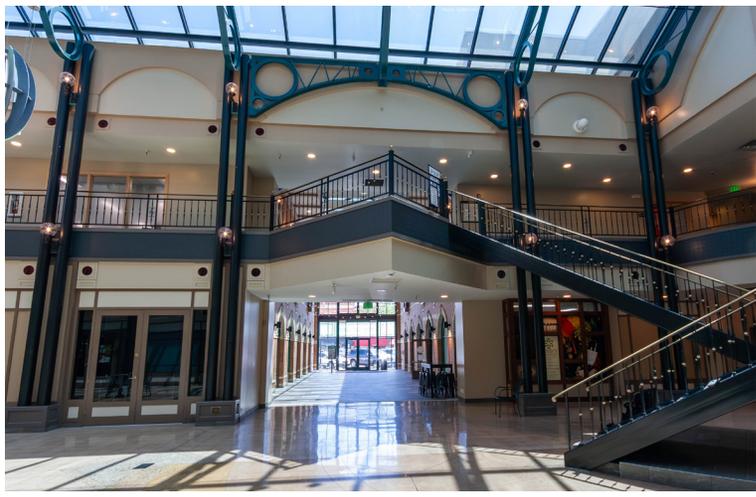


FLOORPLAN | SUITE 160



N College Ave

OPERA GALLERIA | COMMON AREA PHOTOS



AREA MAP



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