

Suite 201-203:

833 SF

approx.

Monthly Rate:

\$1,700 / mo. gross

Utilities included

THE AMERICA BUILDING

**155 N COLLEGE AVE
FORT COLLINS, CO 80524**

SECOND FLOOR OFFICES LOCATED IN THE HEART OF OLD TOWN

- Open workspace with tile flooring, kitchenette with (2) private offices, & windows overlooking N. College Ave
- Gross lease with utilities included (Wi-Fi excluded)
- Prime Old Town location surrounded by restaurants, offices, and retailers
- Adjacent to the City Parking Garage for convenient access



PHOTOS & FLOOR PLAN



AREA MAP



The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.



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