

220 WILLOW ST
UNIT 101

FORT COLLINS, CO 80524

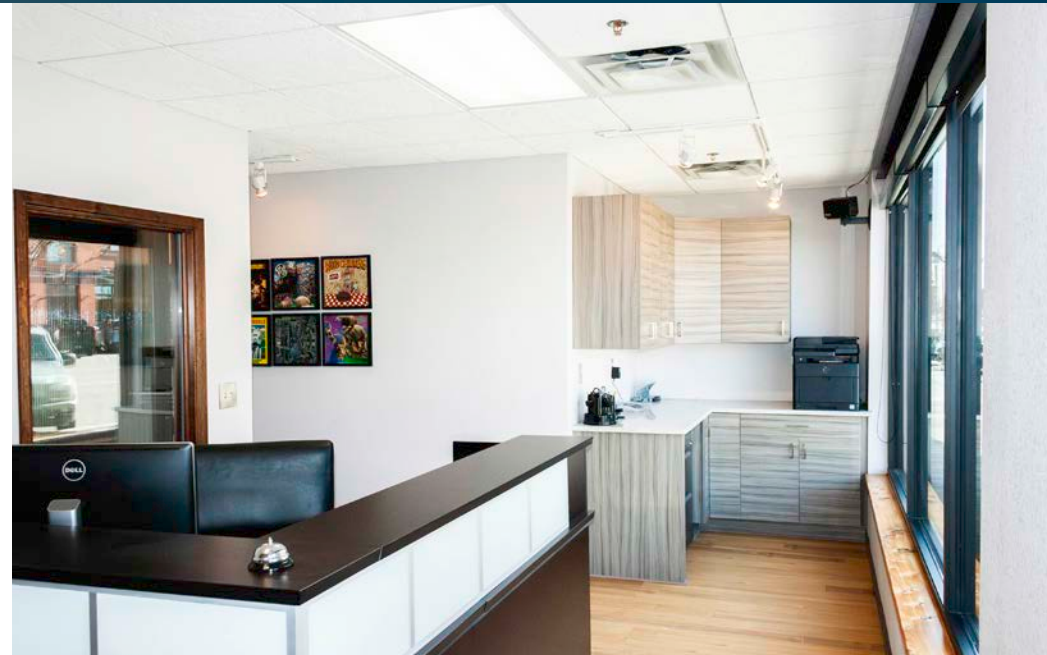
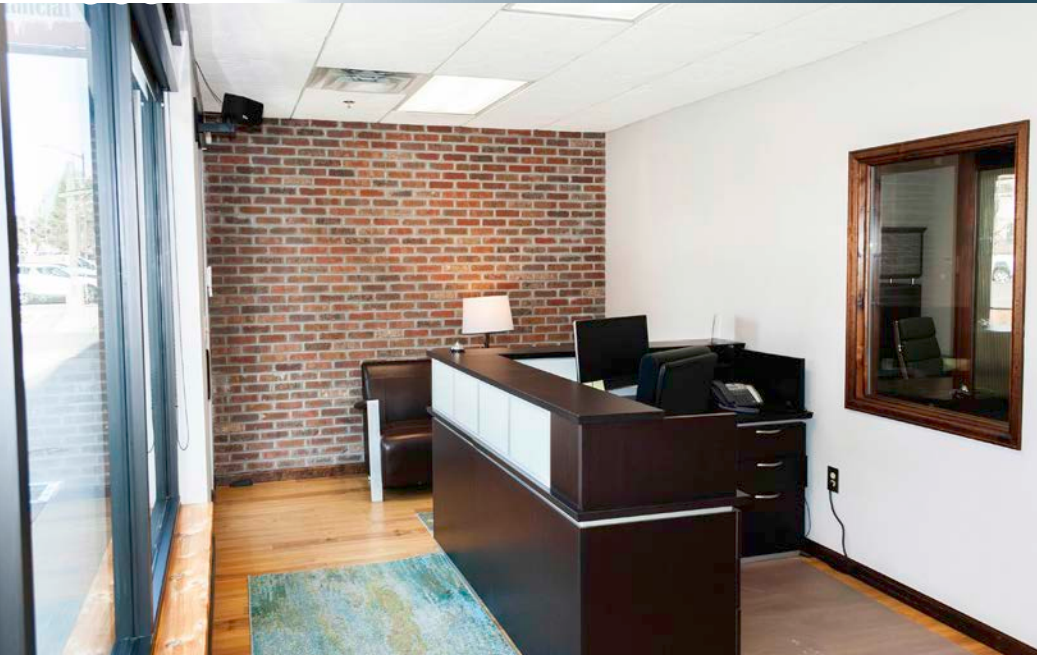


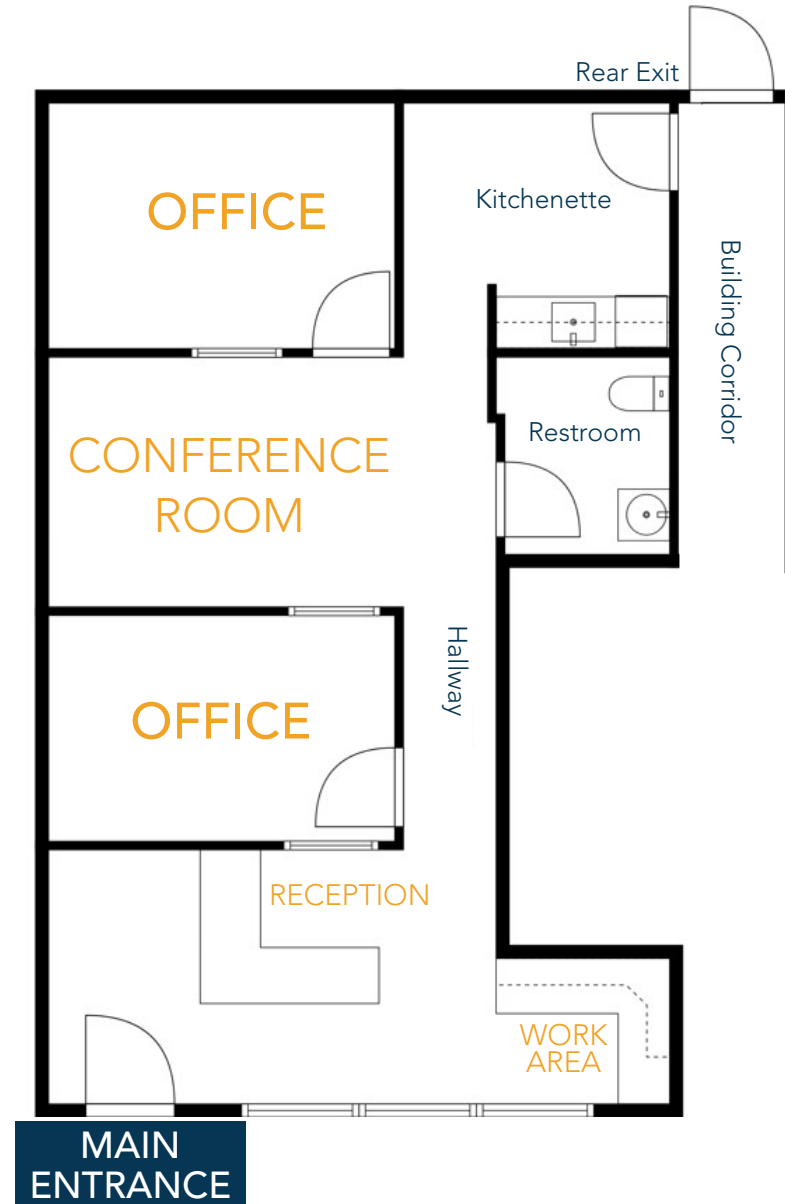
Unit 101:	Sale Price:	Lease Rate:	NNN Rate:
973 SF	\$419,000	\$24.00/SF	\$13.31/SF
			*2025 Estimate

PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE IN OLD TOWN FORT COLLINS

- **Prime location just north of Old Town**, near North College Ave and the Poudre River Trail, offering urban convenience and scenic surroundings with easy access to downtown amenities, restaurants, and retail.
- **Well-designed layout** with a welcoming reception area, abundant natural light, 2 private offices, a conference room, kitchenette, private restroom, and rear exit.
- **Surrounded by local favorites:** Northside Aztlan Community Center, The Exchange, Fort Collins Museum of Discovery, Ginger & Baker, New Belgium Brewing, The Elizabeth Hotel and Emporium, and much more.







The information contained herein is not guaranteed. Potential buyers and tenants should verify all details. Price, terms, and square footage, and information are subject to change.

AREA MAP

Satellite
View



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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.