

1205-I W ELIZABETH ST
FORT COLLINS, CO 80521



Space Available

1,866 SF

Lease Rate

\$14.00/SF NNN

NNN Rate

\$10.50/SF

*2025 estimate

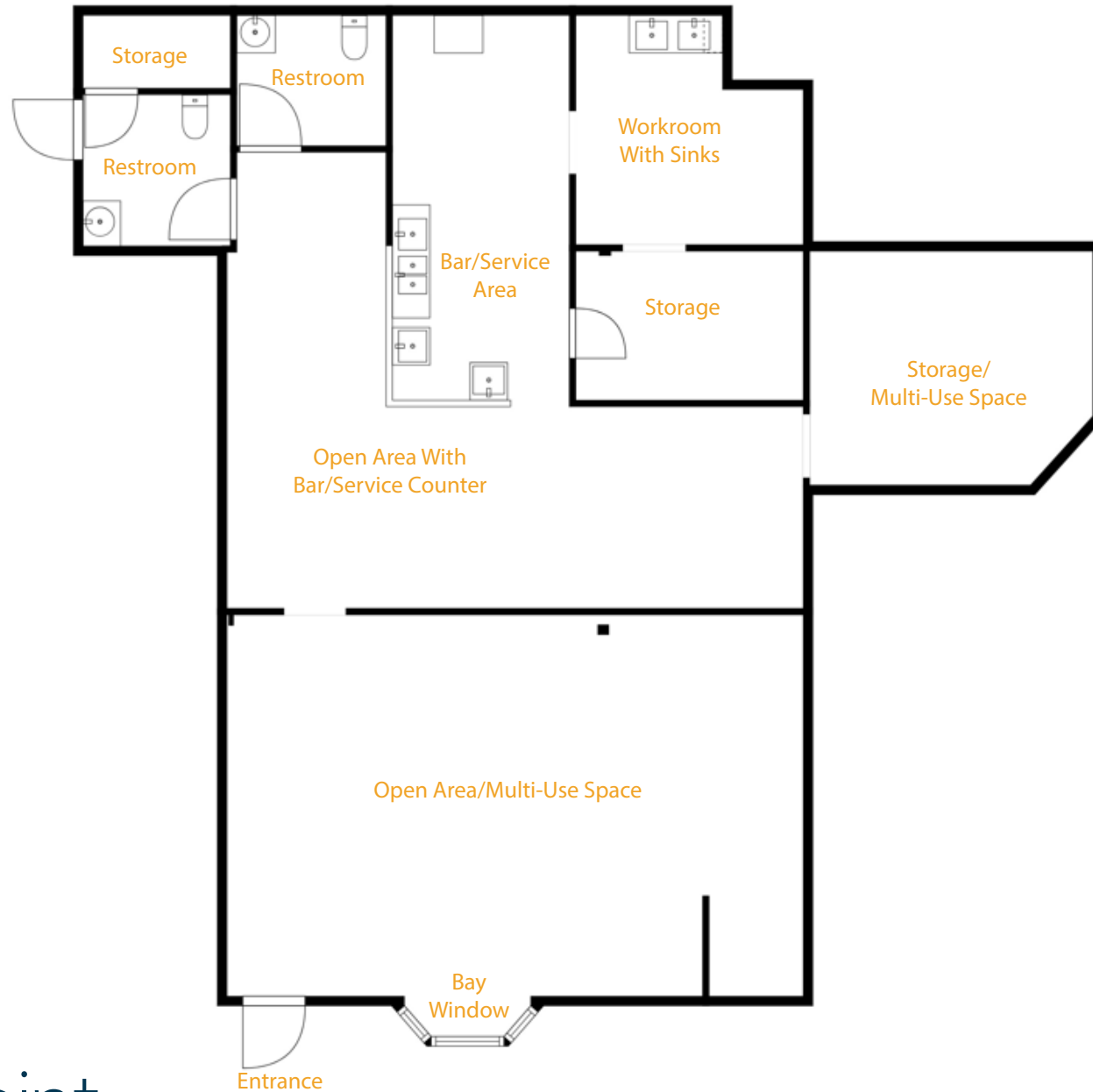
VERSATILE, REMODELED SPACE IDEAL FOR SPECIALTY USE IN CAMPUS WEST

- Remodeled with new plumbing, paint, and two ADA restrooms.
- Located in the well-established Campus West shopping center adjacent to the CSU campus.
- High pedestrian and vehicle traffic; benefits from campus activity, athletics, and student housing density.
- Complementary tenant mix in the center (restaurants, retail, etc.).



PROPERTY PHOTOS



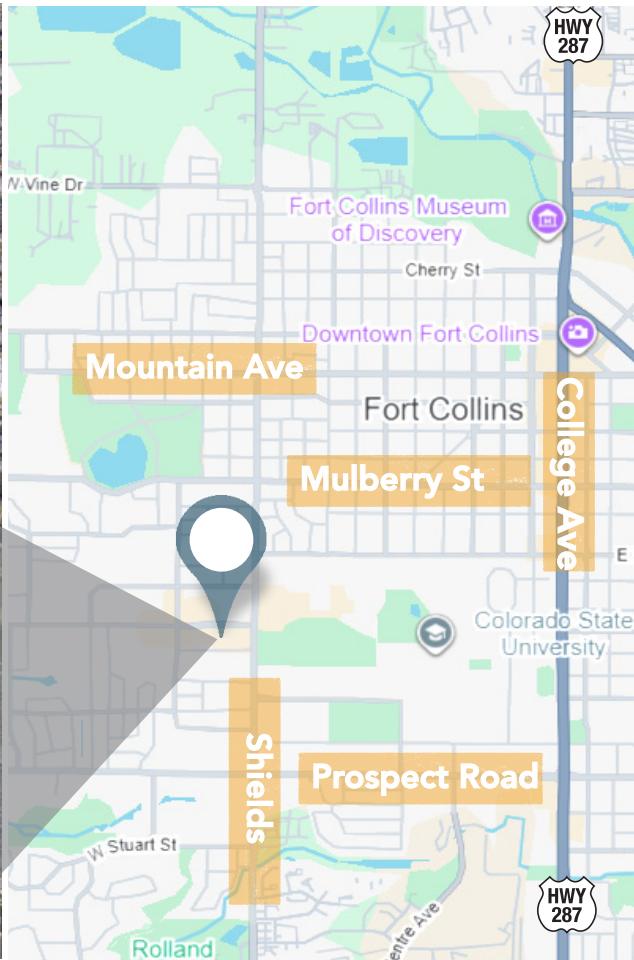


LOCATION IN CAMPUS WEST SHOPPING CENTER



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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.