

**160 W MOUNTAIN AVE**  
**FORT COLLINS, CO 80524**

.....  
**PROSPECTIVE USES:**  
**RESTAURANT | RETAIL | OFFICE**



**Up to 4,700 SF Available**  
**From \*\$32.00/SF NNN**

**Demising Available | Combination of Upper & Lower Space**  
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Unit A1: 3,040 SF | \*\$33.50/SF NNN

Unit A2: 1,680 SF | \*\$29.00/SF NNN

*\*Lease rates assume a retail/restaurant use. Retail sales fees apply. Contact broker for details.*

**LOCATED NEXT TO CITY PARKING GARAGE & MAX TRANSIT STOP**

- Revitalization of the Historic William S. Hill building
- Prominent building located at the corner of Mountain Avenue and Mason Street with Max Transit stop
- Situated steps from Fort Collins's most popular retail and restaurant amenities
- Conceptual demising plans shown below

**CONSTRUCTION UNDERWAY**

**Target Open Date:**  
**December 2026**



# CURRENT AND CONCEPTUAL FACADE



## Planned Improvements:

- New windows
- New lighting fixtures
- New window & door assembly
- Painted brick & new exterior paint
- Restored cornice
- Restored exterior building panels
- Addition of back patio



*\*All plans conceptual and subject to final design and feasibility, including obtaining any required city approvals*



# EXISTING SITE PLAN



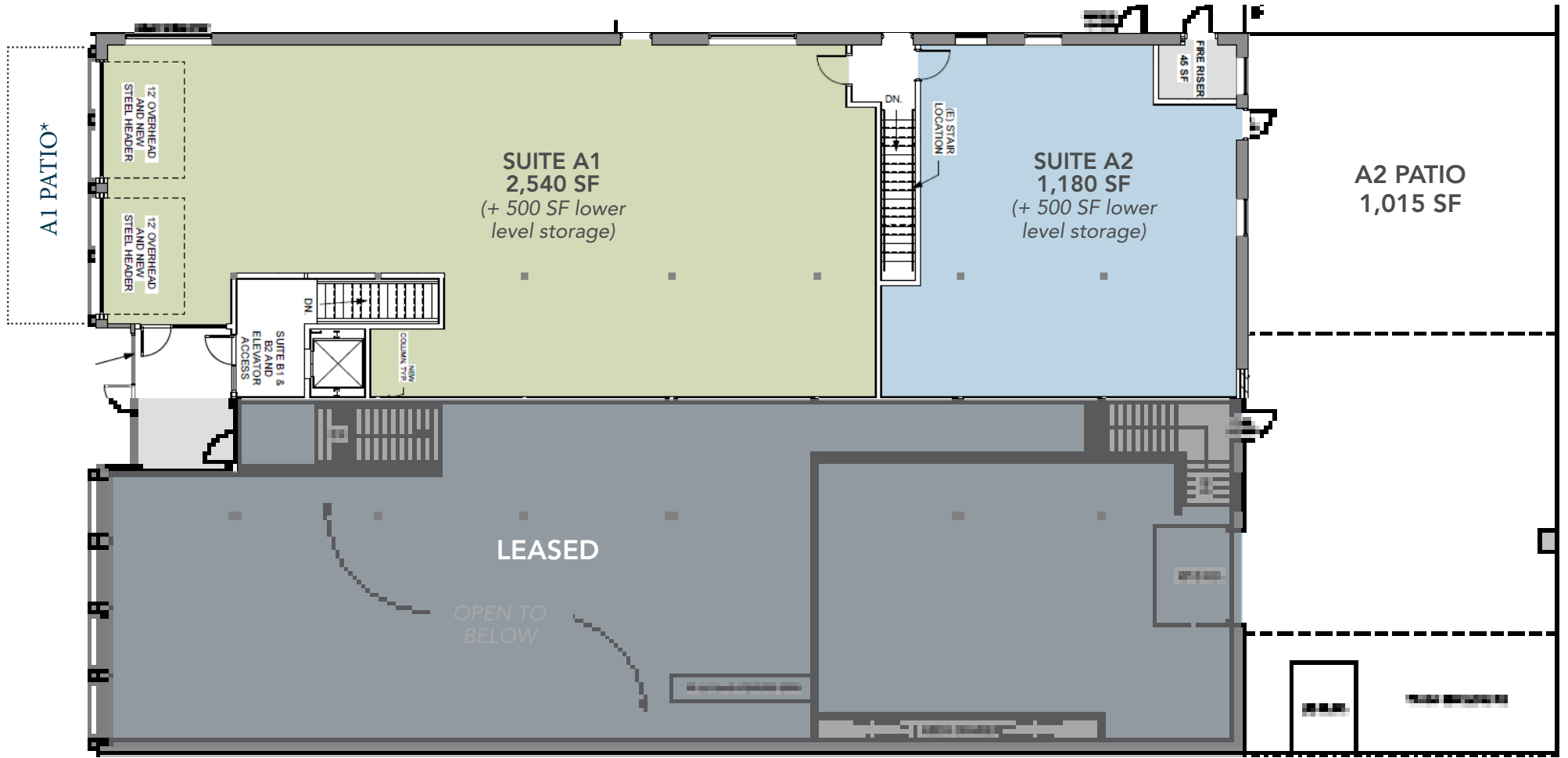


# CONCEPTUAL LAYOUT



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## CONCEPTUAL FLOORPLAN - GROUND LEVEL

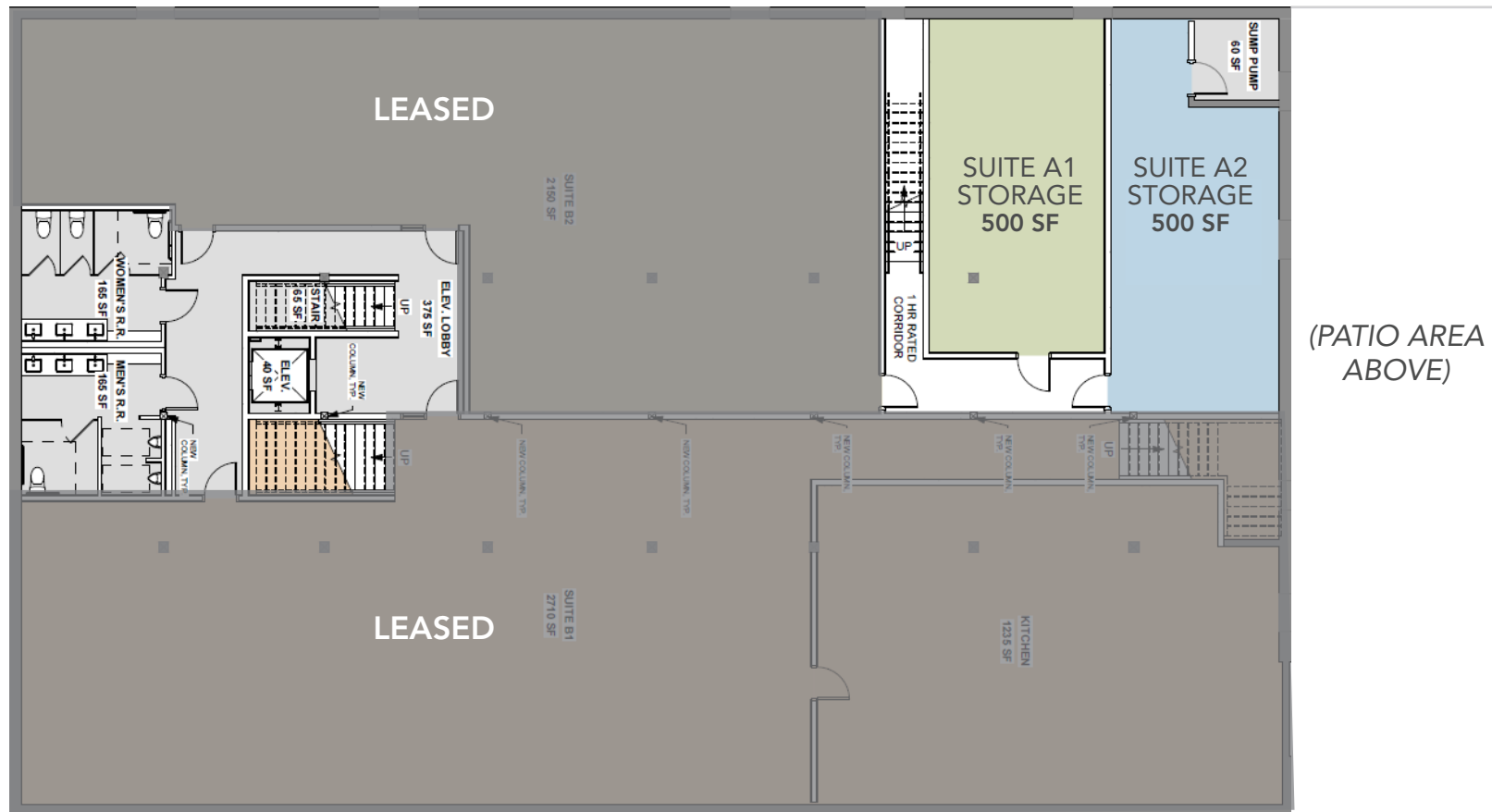


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# CONCEPTUAL FLOORPLAN - LOWER LEVEL





# LOCAL POSITIONING





# NEIGHBORHOOD MAP





# AREA MAP



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