

MUSEUM OF ART BUILDING

201 S COLLEGE AVENUE
FORT COLLINS, CO 80524

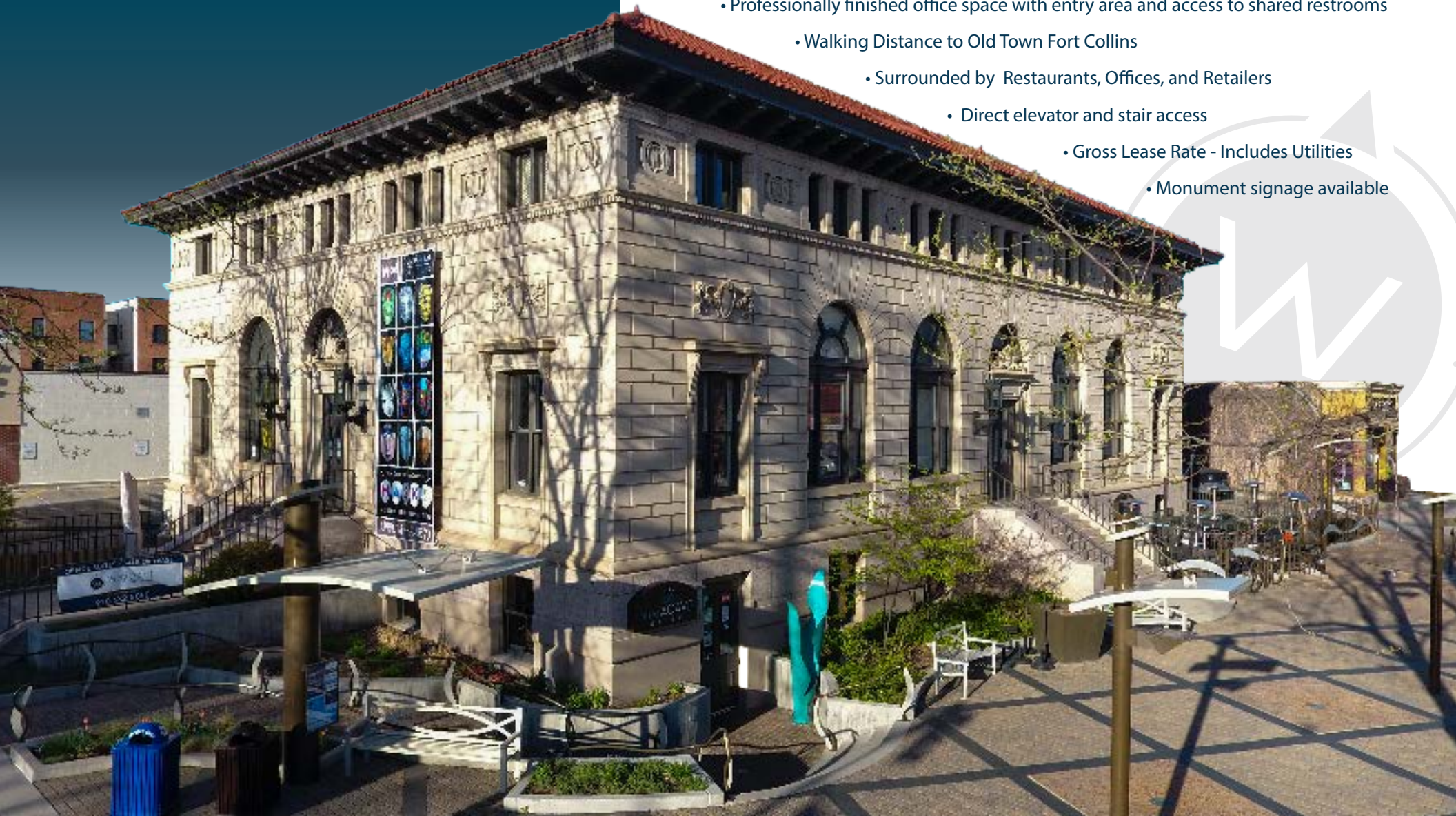


Suite 209
162 SF

Lease Rate
\$1,050 / mo. gross
**Includes Utilities*

SECOND STORY OFFICE SPACE OVERLOOKING HISTORIC OLD TOWN

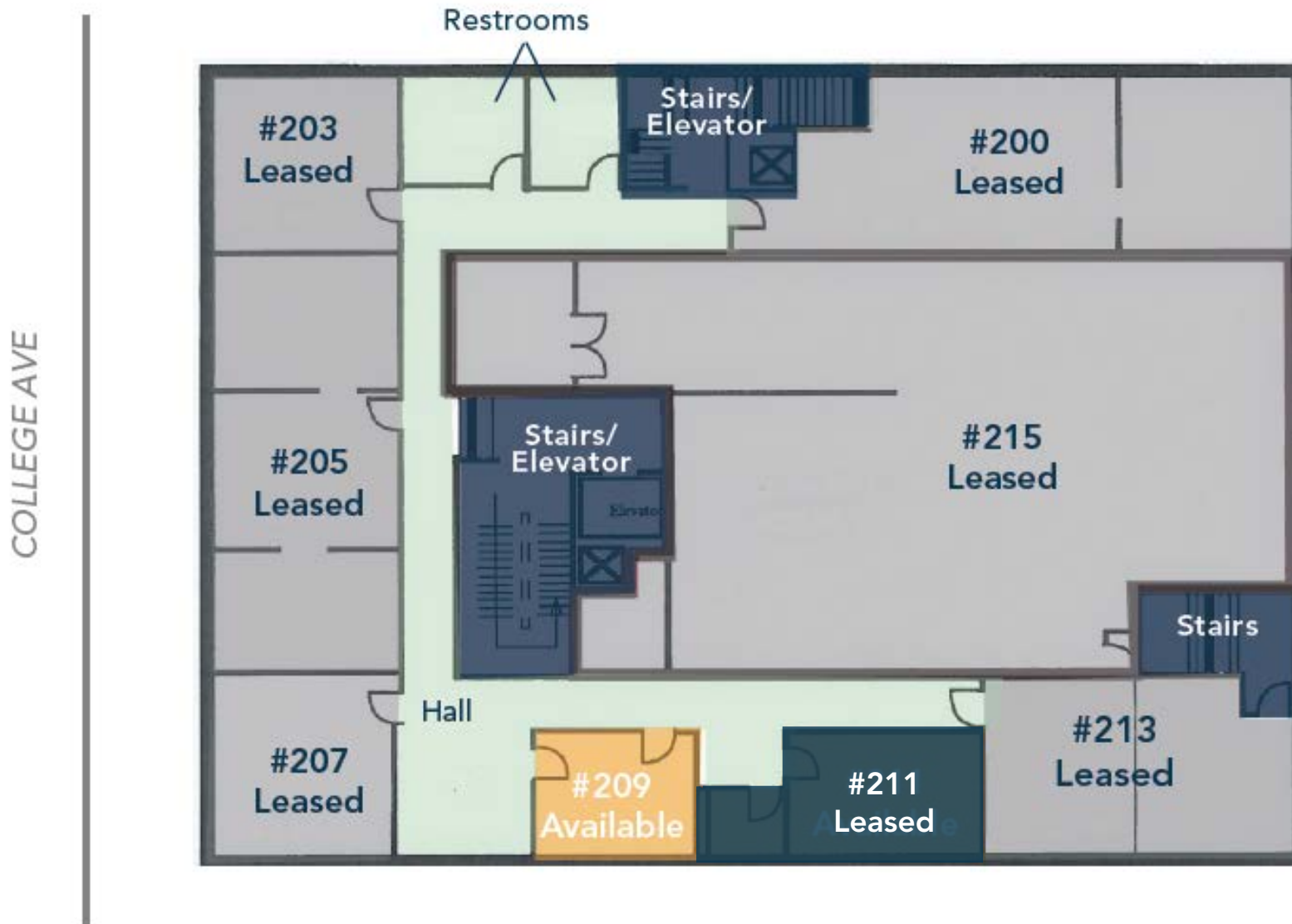
- Professionally finished office space with entry area and access to shared restrooms
- Walking Distance to Old Town Fort Collins
- Surrounded by Restaurants, Offices, and Retailers
- Direct elevator and stair access
- Gross Lease Rate - Includes Utilities
- Monument signage available



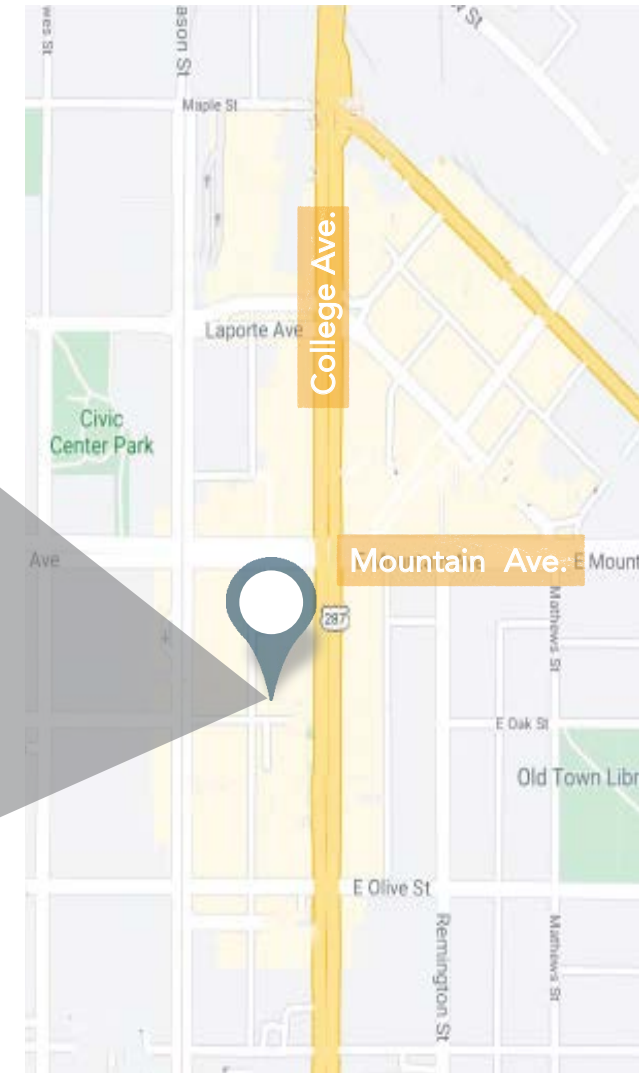
201 S COLLEGE, #209 PHOTOS



FLOOR PLAN (2ND FLOOR)



201 S. COLLEGE AVENUE



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com
Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

NICK NORTON, CCIM/ JAKE ARNOLD
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com