



2,493 SF RETAIL AVAILABLE FOR SUBLEASE

Sublease Rate: \$14.00-\$15.00/SF NNN | NNN Expenses: \$7.66/SF

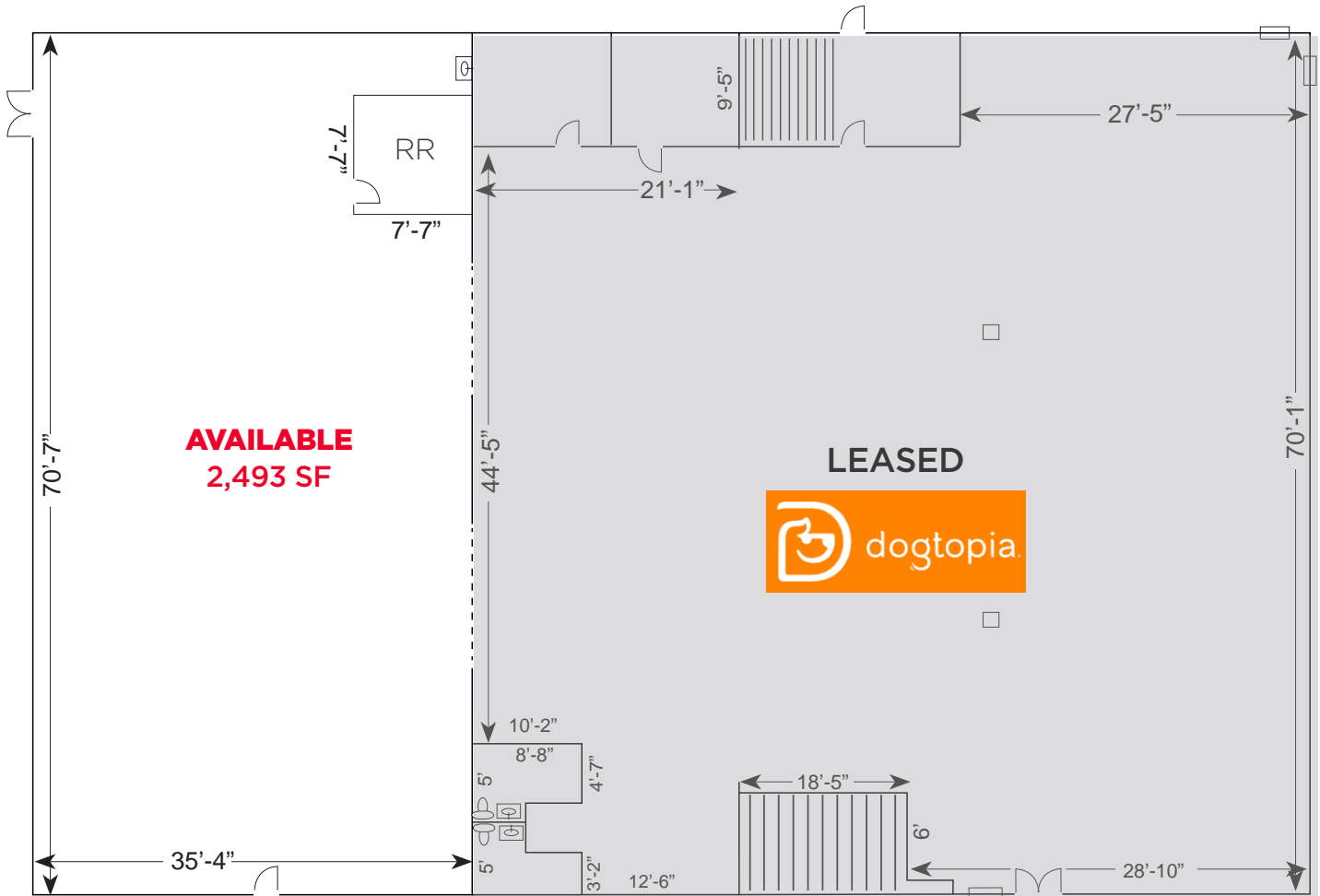
2101 South College Avenue is a great free-standing building located on College Avenue just north of Whole Foods and just south of the mixed-use development State on Campus with 670 beds and 5,700 square feet of retail. Situated directly next door to the new Dogtopia dog daycare and boarding provider, this unique space is perfect for a veterinary clinic or related use. Wide open floor plan, onsite parking, and easy access from all of Fort Collins.

PROPERTY FEATURES

Building Size	7,776 SF
Site Size	1.56 Acres
Available SF	2,493 SF
Year Built	1970
Year Renovated	2010
Zoning	Commercial
Clear Height	12' 2"

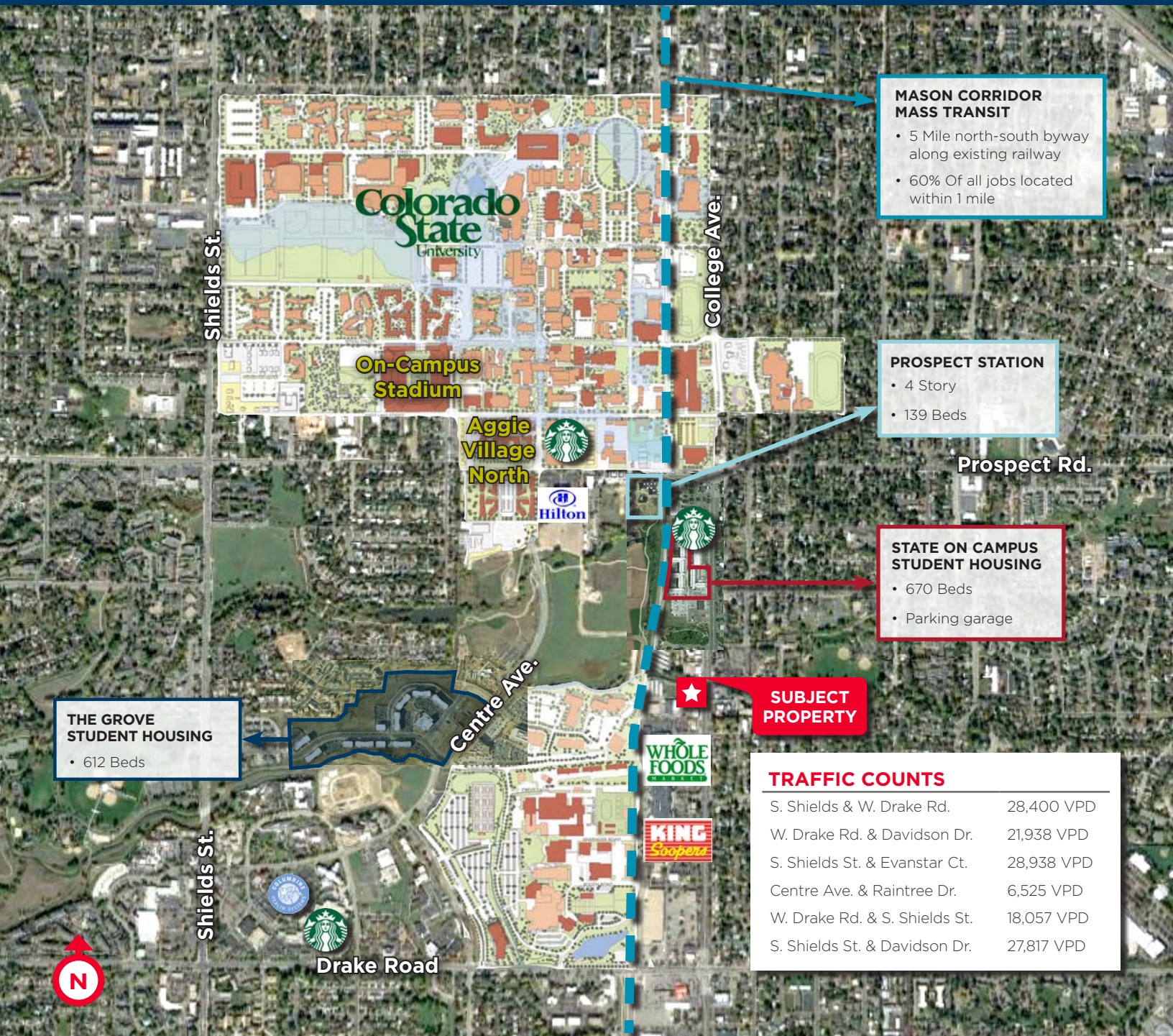


FLOOR PLAN



2101 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



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