



## Sublease Available

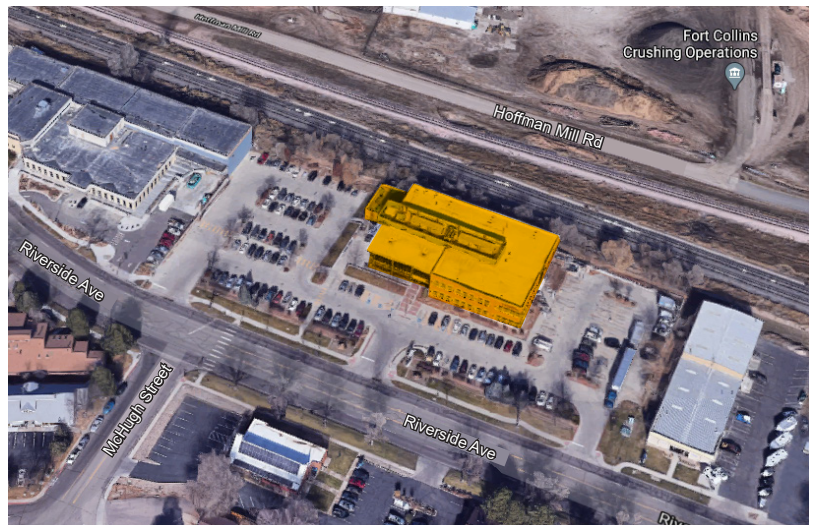


# 1300 Riverside Avenue, Suite 1.2

Fort Collins, CO 80524

### Space Profile:

<b>Premises</b>	6,408 (Suite 1.2)
<b>Availability</b>	Immediate
<b>Term</b>	Through January 31, 2025
<b>Lease Rate</b>	\$12.50/SF NNN
<b>NNNs</b>	\$6.39/SF Estimate
<b>Furniture</b>	Available



### Features:

- Monument signage facing Riverside
- Building common conference room
- Great natural light and high ceilings
- Great location nearby to Old Town, CSU, and UCHealth Poudre Valley Health
- Recent common area renovations
- 2nd floor common outdoor deck for tenant use

### For More Information

#### Cresa

1001 17th Street  
Suite 1225  
Denver, CO 80202  
[cresa.com/denver](http://cresa.com/denver)

#### Scott Churchley

303.302.1622 | dd  
303.579.0311 | m  
[schurchley@cresa.com](mailto:schurchley@cresa.com)





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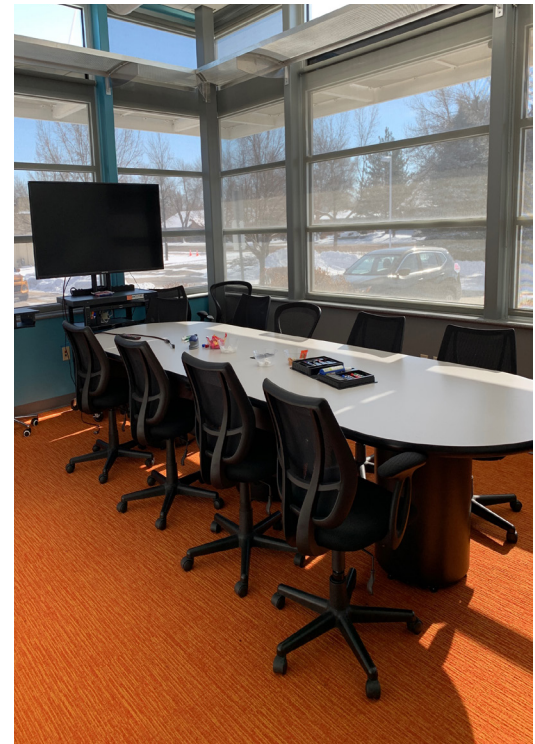
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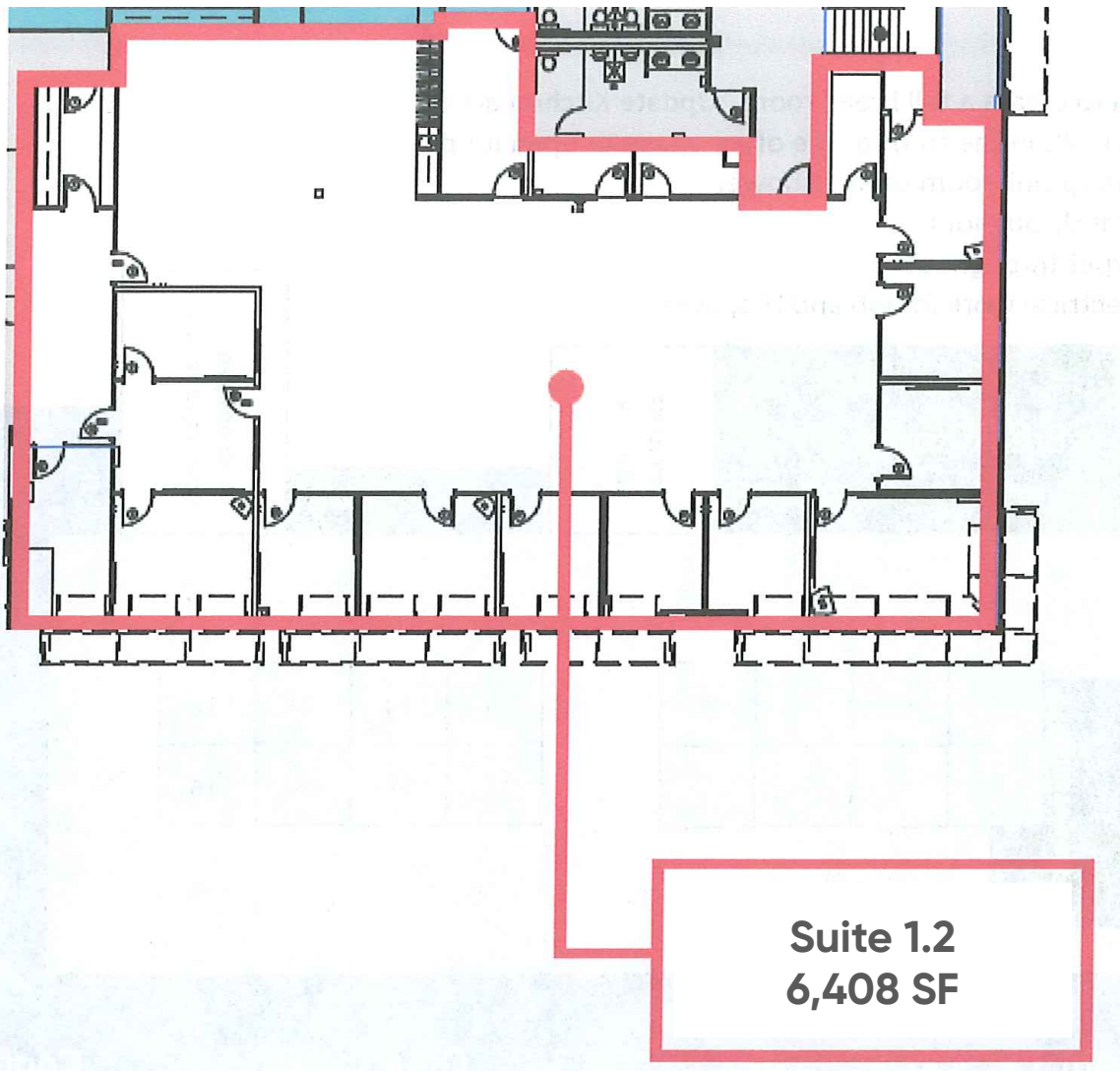
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**Suite 1.2**  
**6,408 SF**