

MIDTOWN COMMONS

 2701 - 2721 S. COLLEGE AVENUE
 FORT COLLINS, COLORADO 80525

SUITE 2721-4A
 1,764 SF

SUITE 2721-3
 1,202 SF


AVAILABILITIES

Suite	SF Available	Lease Rate	NNN Expenses	Timing
2721-4A	1,764 SF	\$16.00 - 18.00/SF NNN	\$8.51/SF	Available Now
2721-3	1,202 SF	\$16.00 - \$18.00/SF NNN	\$8.51/SF	Available Now

Midtown Commons is a community shopping center in the heart of Fort Collins located just north of Foothills Mall and south of Colorado State University. The center faces South College Avenue (US 287), one of the main thoroughfares in town. Current tenants include ARC Thrift Store, Fitness Gallery, JoAnn Fabrics & Crafts, Dollar Tree, Dickey's Barbeque Pit, Games Ahoy, Fred Loya and Maxline Brewing.

PROPERTY FEATURES

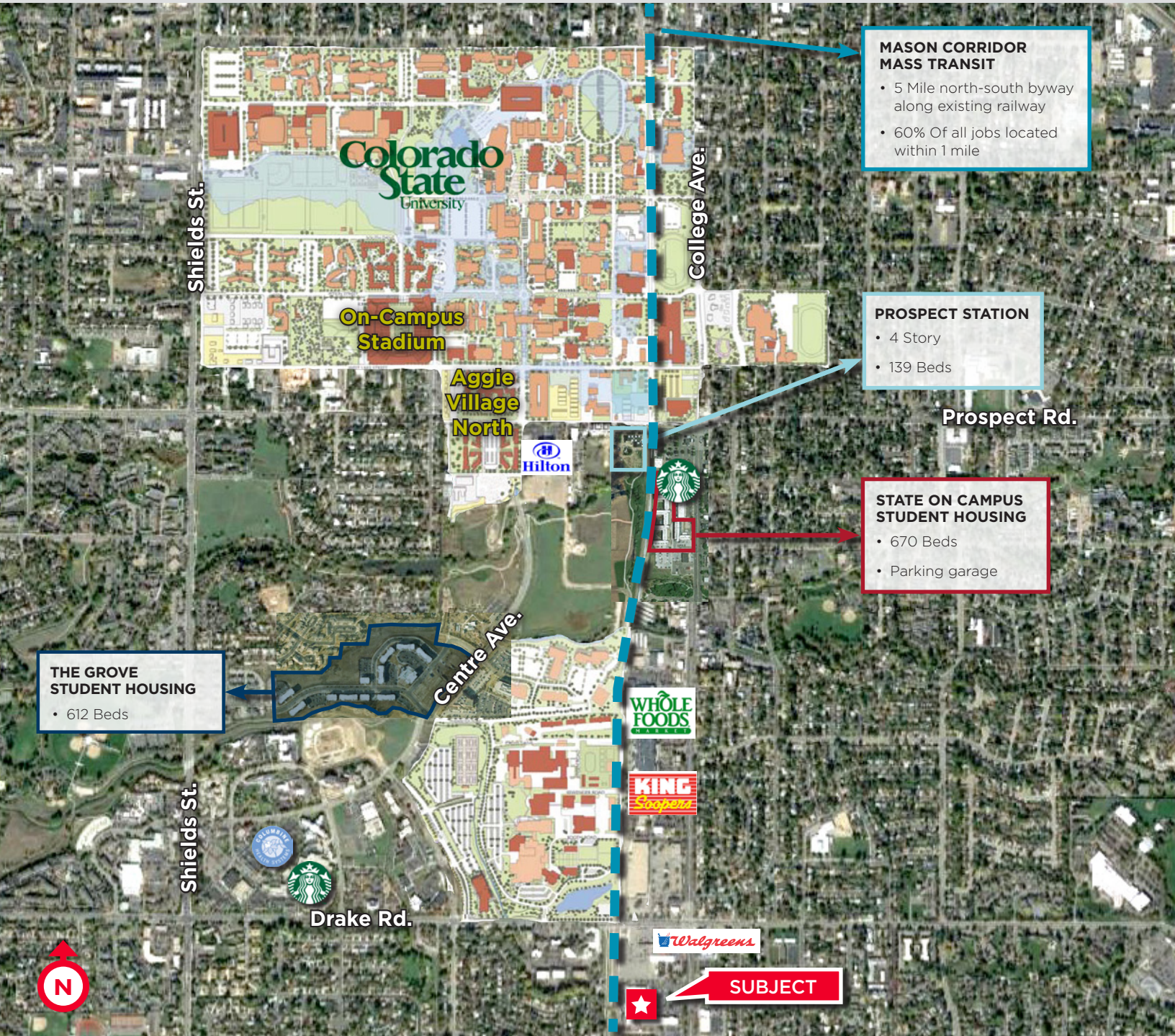
Building Size	98,764 SF
Year Renovated	2015
Frontage	488' on College Avenue
Zoning	B-3

PROPERTY HIGHLIGHTS

- Traffic counts on South College Avenue: ±46,000 VPD
- Great access and frontage along South College Avenue
- In the heart of Fort Collins just north of Foothills Mall
- Prime signage opportunity on South College Avenue

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**MASON CORRIDOR
MASS TRANSIT**

- 5 Mile north-south byway along existing railway
- 60% Of all jobs located within 1 mile

PROSPECT STATION

- 4 Story
- 139 Beds

**STATE ON CAMPUS
STUDENT HOUSING**

- 670 Beds
- Parking garage

**THE GROVE
STUDENT HOUSING**

- 612 Beds

SUBJECT

For more information, please contact:

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