

# Opera Galleria

123 North College Avenue, Units 206 & 208  
Fort Collins, Colorado 80524



## Office Space For Sublease

**Sublease Rate: \$19.00/SF NNN**  
**NNN: \$12.47/SF**

Located within the Opera Galleria building, these spaces offer a unique opportunity to be a part of popular Downtown Fort Collins. Surrounded by endless amenities, access to the Mason Street parking garage and within walking distance of the Downtown Transit Center, these office spaces have the ability to cater to clients and employees alike. **Sublease expires April 30, 2026, longer direct lease term available.**

### Property Features

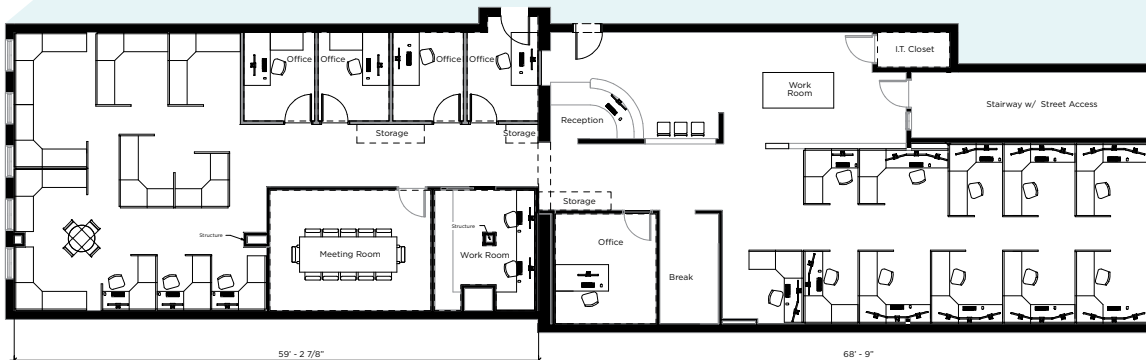
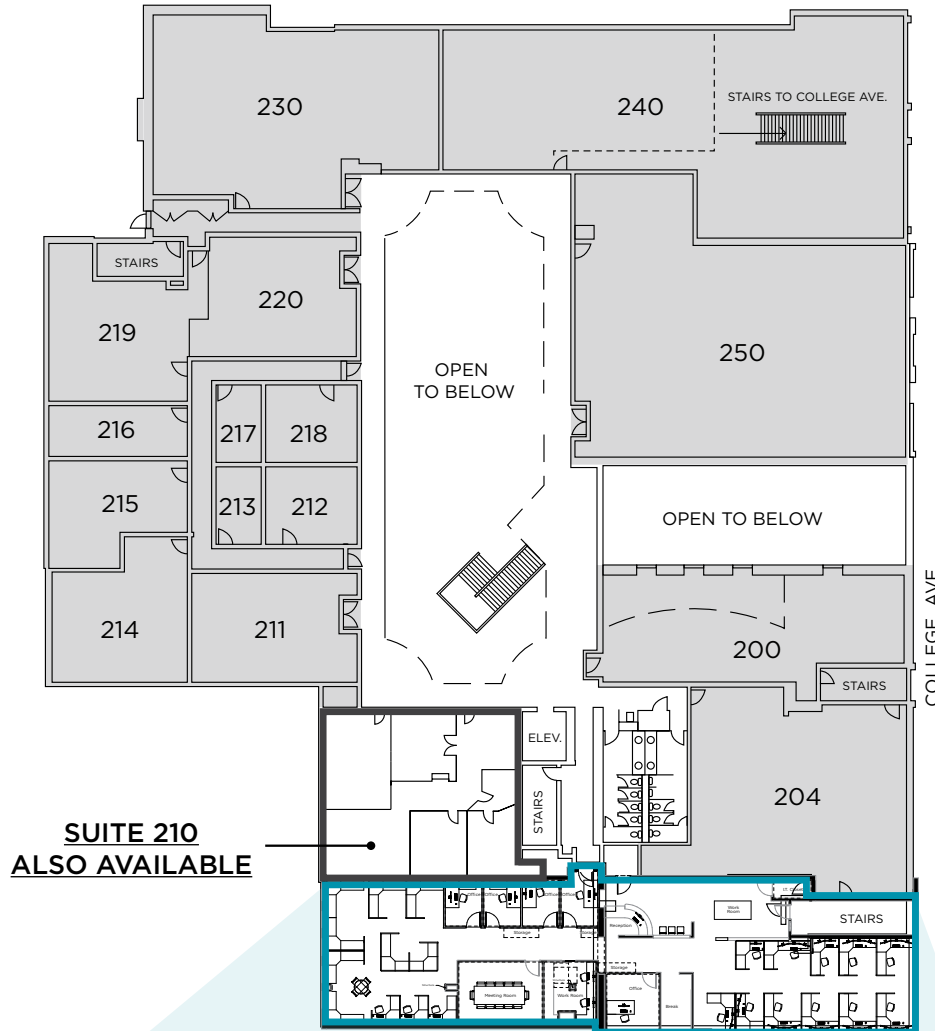
|                       |   |
|-----------------------|---|
| <b>Building Size</b>  | 83,889 SF   |
| <b>Available Size</b> | 4,523 SF  |
| <b>Stories</b>        | 3   |
| <b>Year Built</b>     | 1900  |
| <b>Year Renovated</b> | 2021  |
| <b>Parking</b>        | Suite 206: 3 Reserved spaces<br>Suite 208: 2 Reserved spaces<br>\$200 per month |
| <b>Utilities</b>      | \$2.90/SF   |



# Opera Galleria

123 North College Avenue, Units 206 & 208  
Fort Collins, Colorado 80524

## Floor Plan



**SUITES 208 & 206**  
**4,523 SF AVAILABLE**



# Opera Galleria

123 North College Avenue, Units 206 & 208  
Fort Collins, Colorado 80524



Laporte Ave.

WOODWARD

**SUBJECT**

W. Mountain Ave.

Old Town  
Fort Collins

S. College Ave.

**Mason Corridor Mass Transit:**

- 5 mile north-south byway along existing railway
- 60% of all jobs located within 1 mile
- Free WiFi onboard

Logos include: FedEx, City of Fort Collins, TARGET, First National Bank, THE EXCHANGE, blue, usbank, Jeju Sushi, ANYTIME FITNESS, Great Western Bank, Lucky's Market, UNION, The RIO GRANDE, ASI, TASTE of Philly, ACE Hardware, ELEVEN, Shell, GOODTIMES, AUSTIN'S AMERICAN GRILL, WELLS FARGO, (in.grē.di.ent), wire stone, bar of soda fountain, and THE FORT COLLINS CLIPBOARD.

For more information, please contact:

**Jason Ells, CCIM**  
Senior Director  
+1 970 231 7513  
jason.ells@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)