

MIDTOWN COMMONS

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

SUITE 2721-4A
 1,764 SF

SUITE 2721-3
 1,202 SF

SUITE 2721-5B
 1,643 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
2721-5B	1,643 SF	\$16.00 - \$18.00/SF NNN	\$8.51/SF	60 Days Notice

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

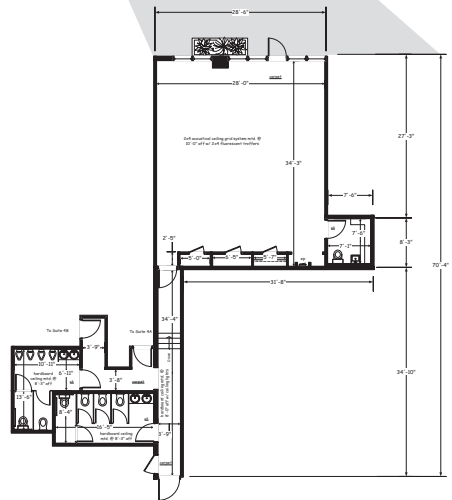
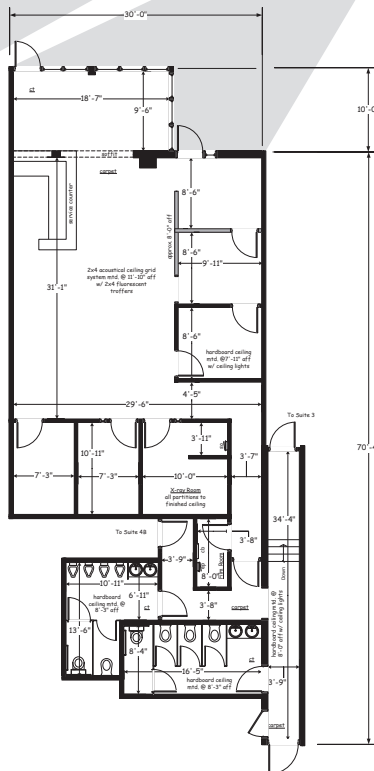
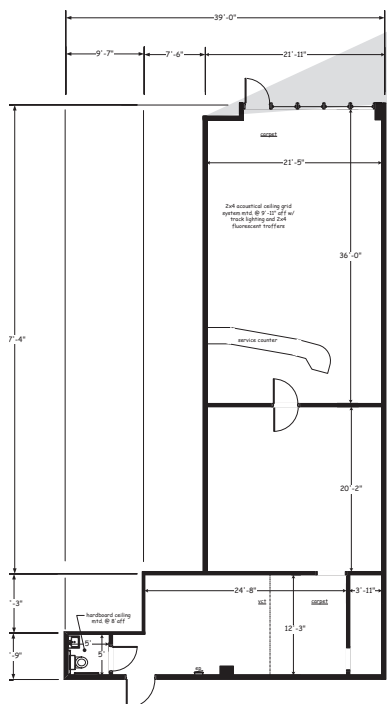
- Traffic counts on South College Avenue: ±46,000 VPD
- Great access and frontage along South College Avenue
- In the heart of Fort Collins just north of Foothills Mall
- Prime signage opportunity on South College Avenue

MIDTOWN COMMONS

PROPERTY SITE PLAN

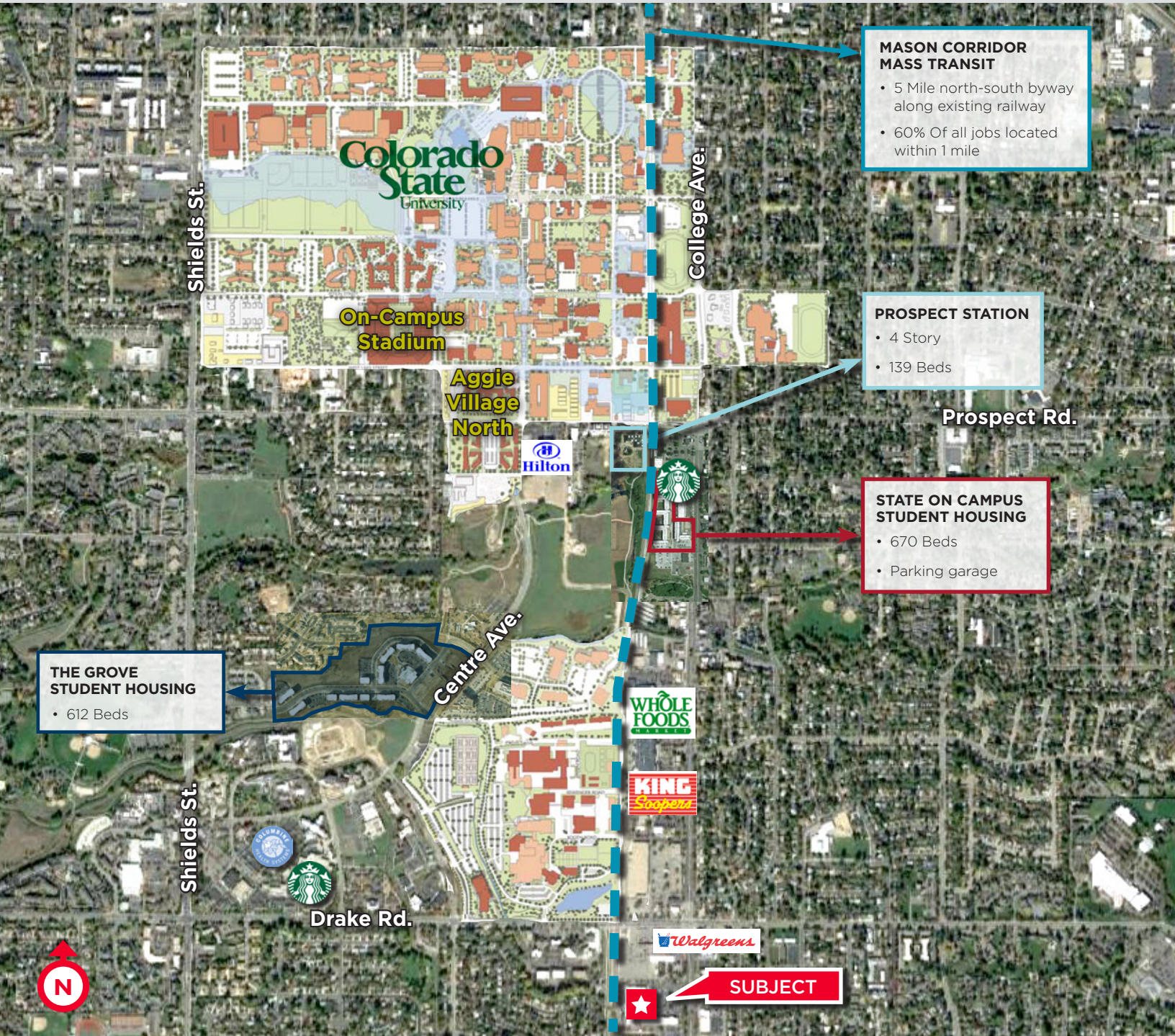


S. College Ave.



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For more information, please contact:

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