

MIDTOWN COMMONS

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







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

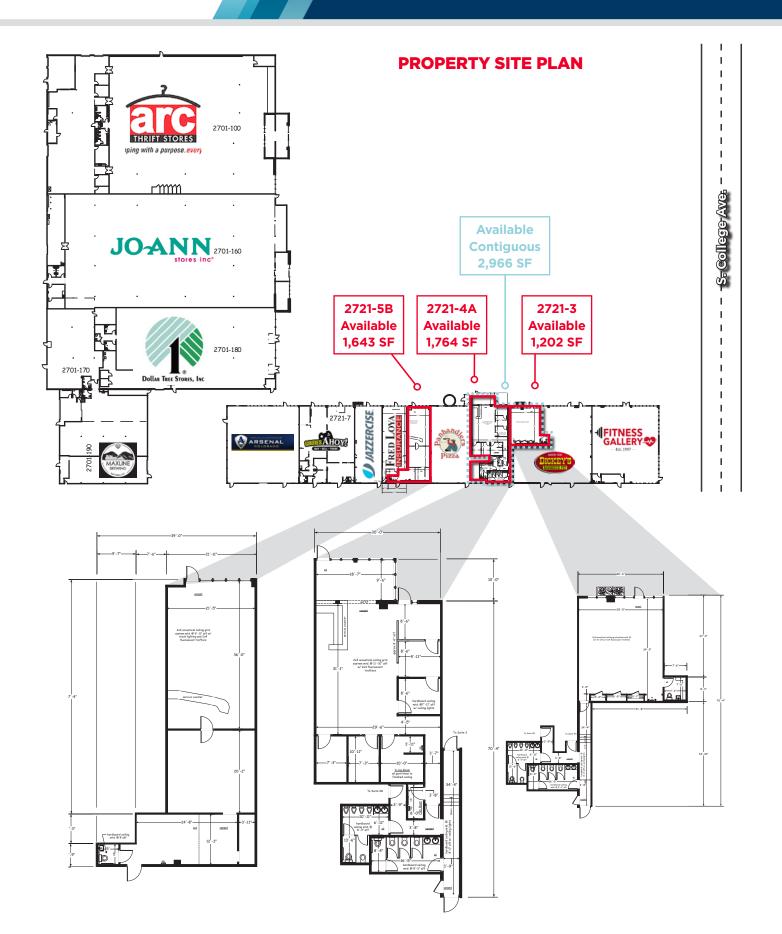
Zoning B-3

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



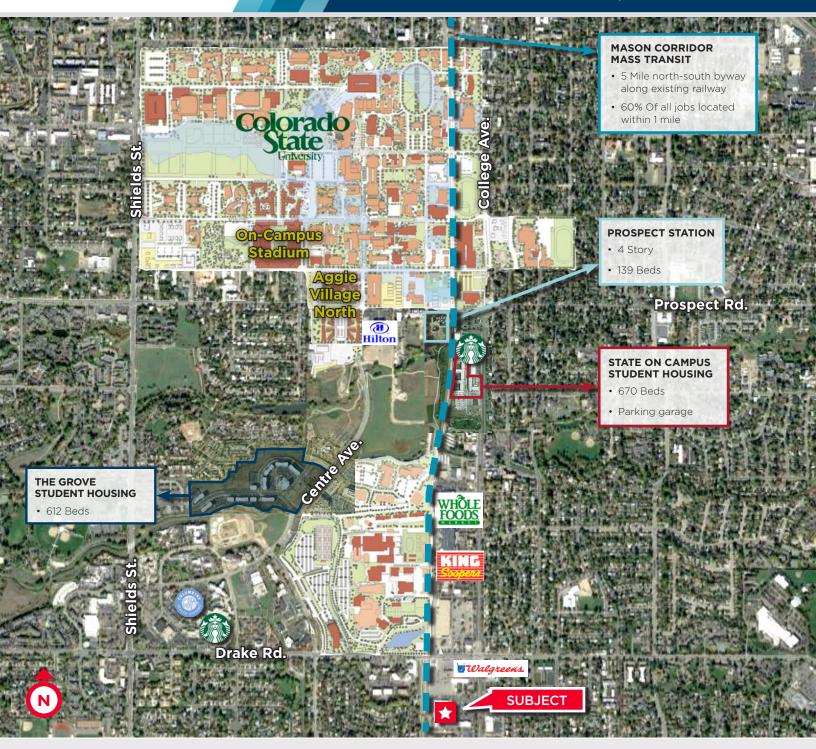
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For more information, please contact:

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