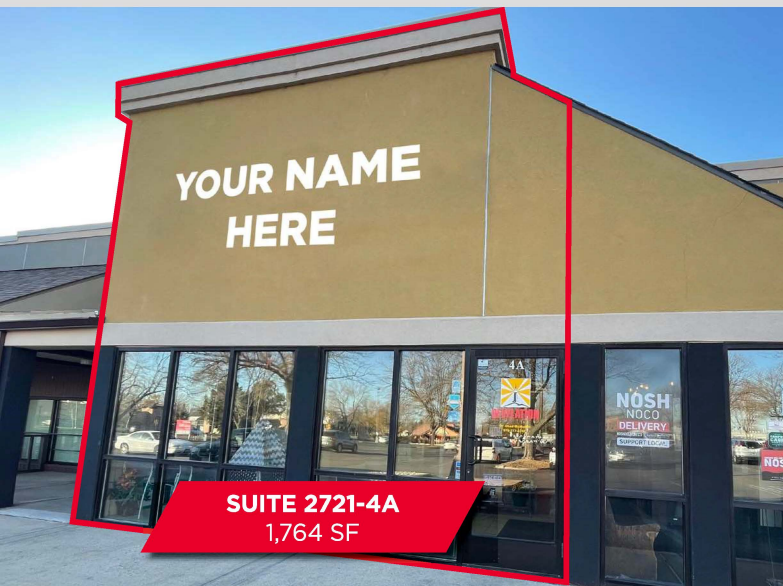


MIDTOWN COMMONS

 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	\$8.75/SF	Available Now
2721-3	1,202 SF	\$16.00 - \$18.00/SF NNN	\$8.75/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

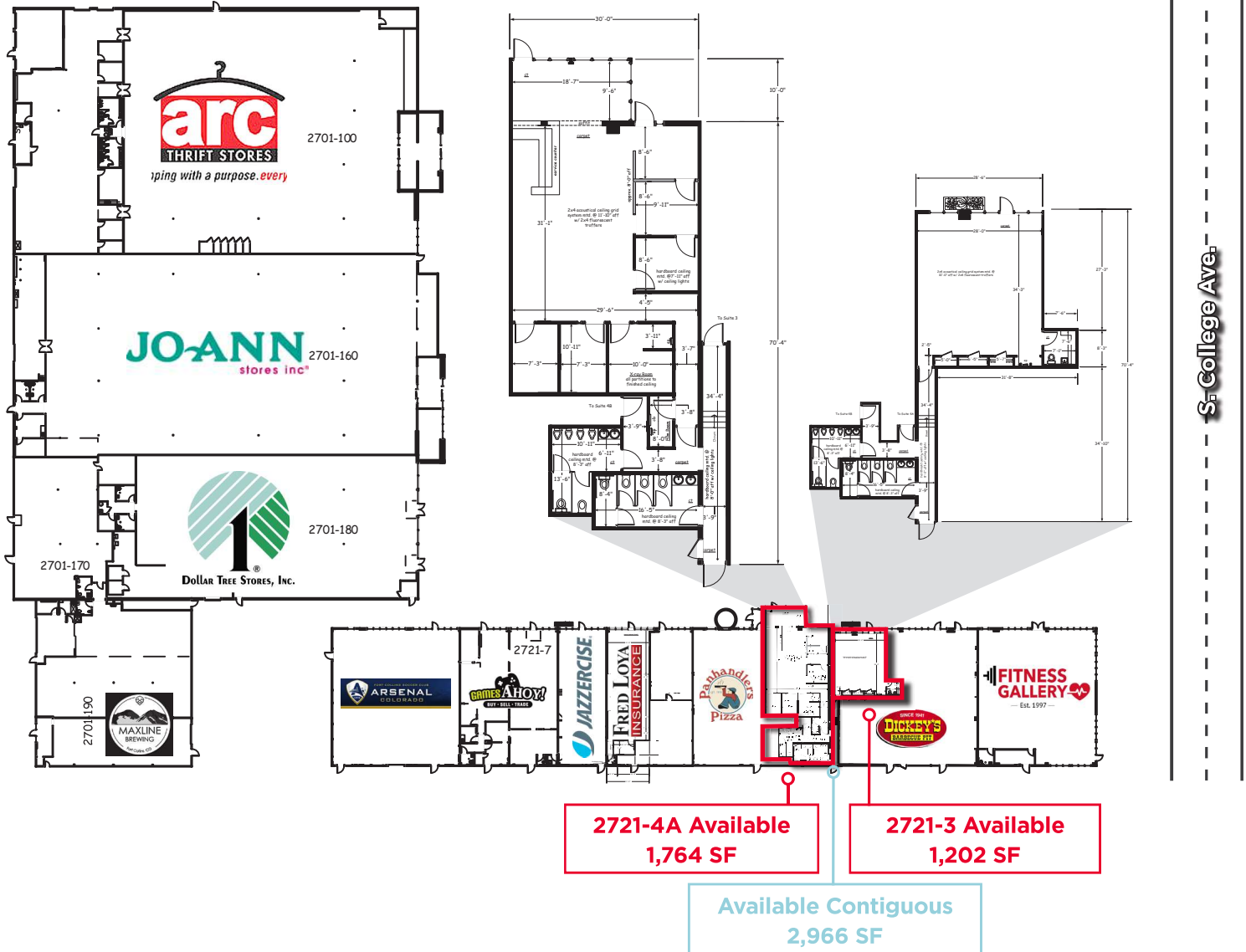
- Traffic counts on South College Avenue: ±46,000 VPD
- Great access and frontage along South College Avenue
- In the heart of Fort Collins just north of Foothills Mall
- Prime signage opportunity on South College Avenue

*BROKER INCENTIVE (6% COMMISSION YEARS 1-5 - APPLIES TO NEW LEASES SIGNED ON OR BEFORE 10/1/2024)

MIDTOWN COMMONS

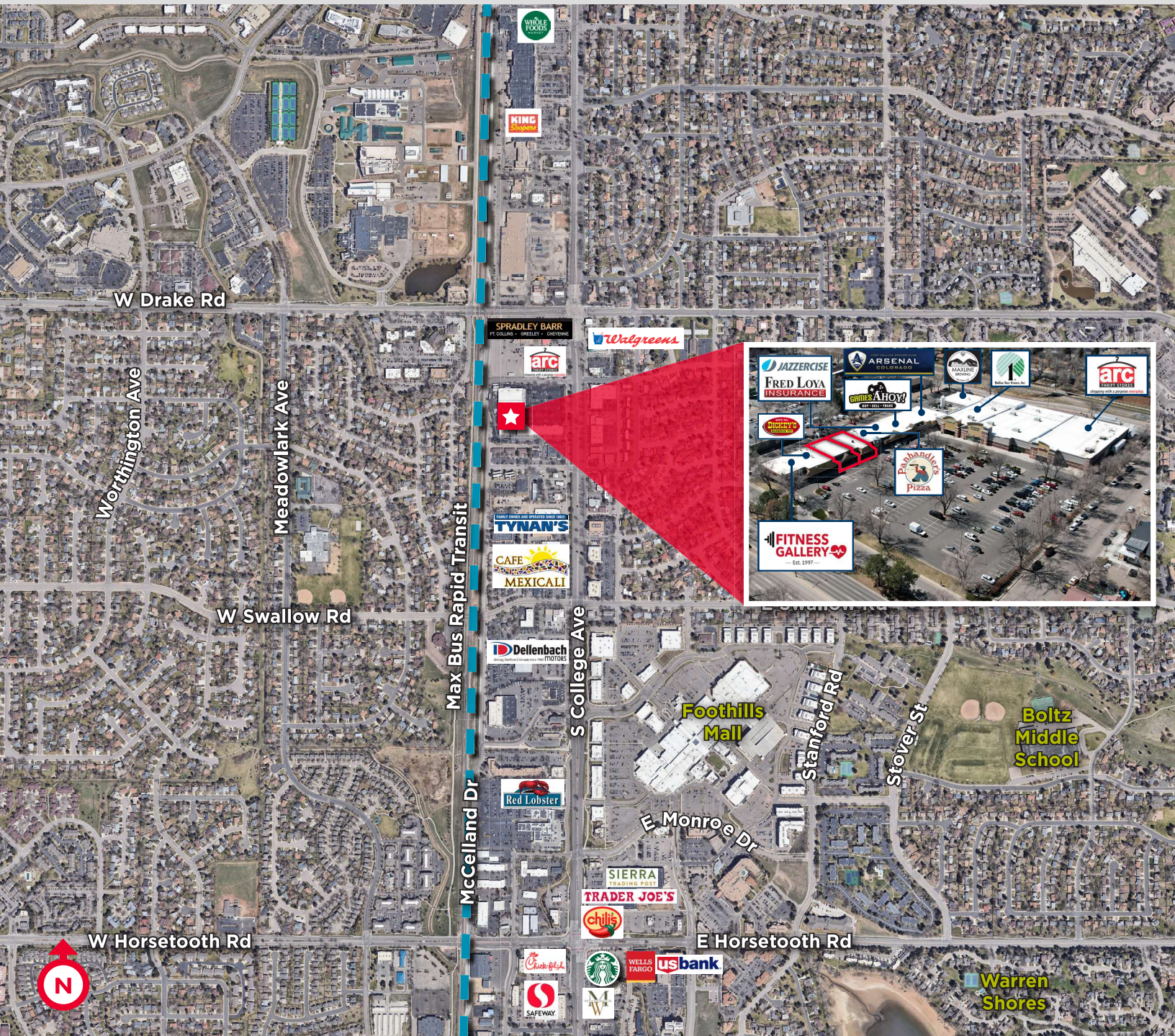
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PROPERTY SITE PLAN



MIDTOWN COMMONS

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For more information, please contact:

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

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

cushmanwakefield.com