

AVAILABLE
FOR LEASE

401 W. MOUNTAIN AVE - PRIME DOWNTOWN OFFICE

SPACE AVAILABLE:
1,818 SF

LEASE RATE
\$15.00 - \$18.00 / SF

ESTIMATED NNN:
\$9.43 / SF



LISTING PRESENTED BY:

KYLE LUNDY

SENIOR DIRECTOR

(970)443-2900

KYLELUNDY@C3-RE.COM

TRENT McFALL

BROKER ASSOCIATE

(970)231-0697

TMC FALL@C3-RE.COM



Commercial

PROPERTY INFORMATION



SUITE FEATURES

- Ground floor office provides over 1,800 continuous SF.
- Large conference rooms and executive offices
- Badge access controlled building
- New mixed-use development abutting South side of building.
- Ample natural light
- Walking distance to restaurants, the MAX Transit, and 3 blocks from Old Town Square.

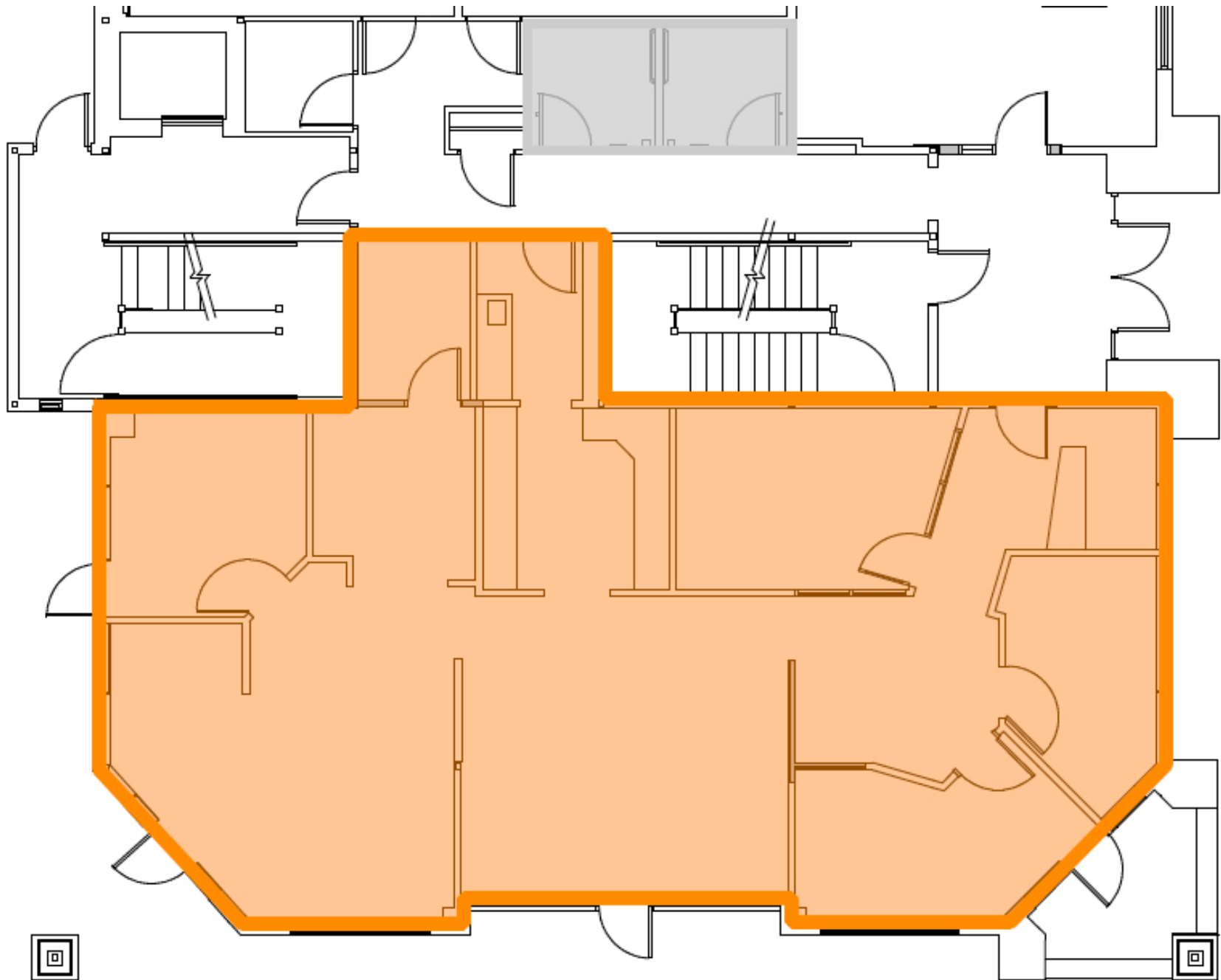


PROPERTY OVERVIEW

Rare opportunity to lease prime ground floor, partially furnished, office space in one of Old Town Fort Collins' most attractive office buildings. Located just three blocks West of College Ave.

Ideal for Financial and Professional Services, executives needing a space to work outside of the home, or any other office user that wants to be in Fort Collins' most desirable locale.

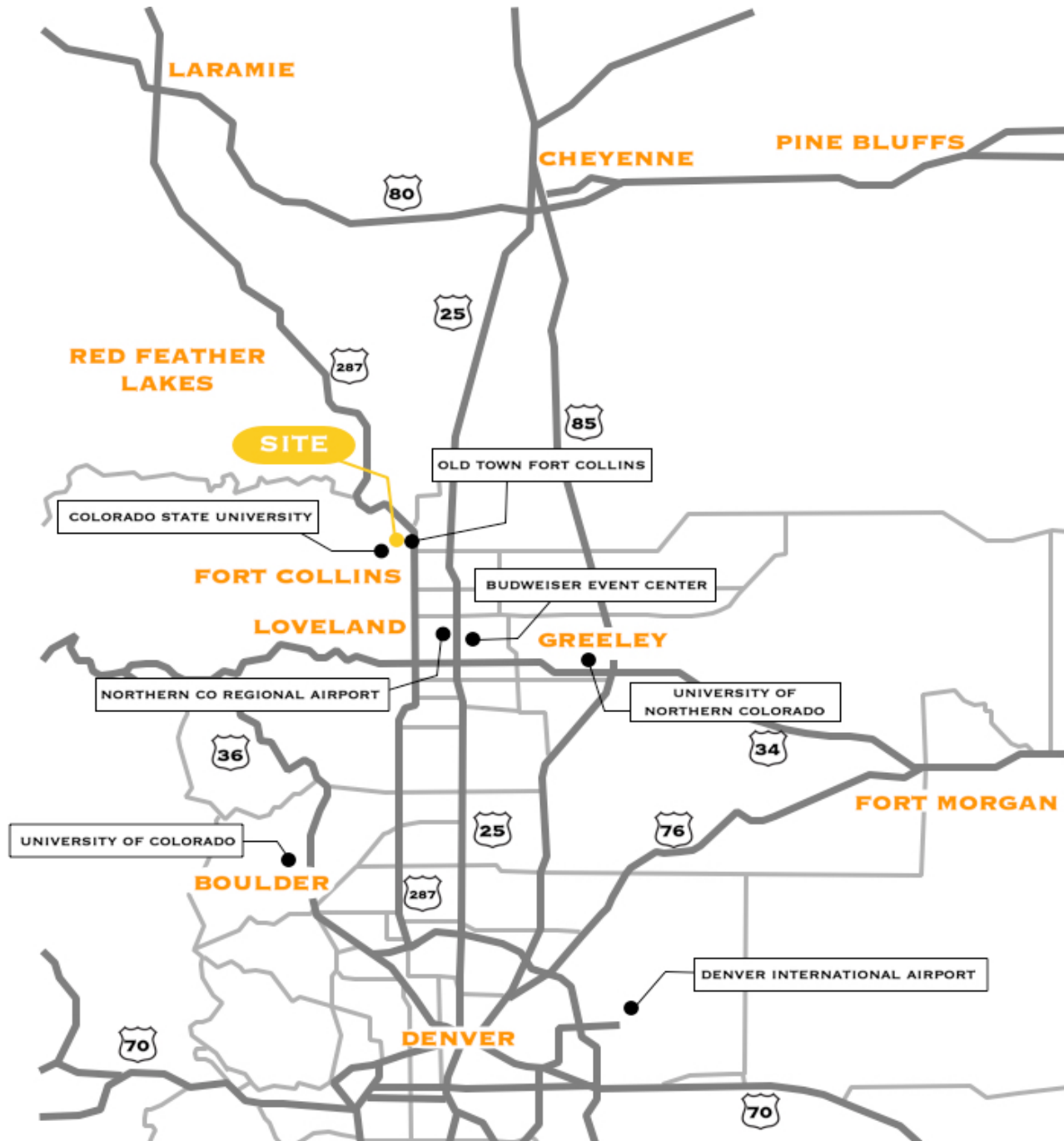
FLOOR PLAN



AERIAL MAP



DRIVE TIME MAP



DENVER

60 MINUTES

LOVELAND

15 MINUTES

DIA

55 MINUTES

NORTHERN CO REGIONAL AIRPORT

20 MINUTES

LARAMIE

65 MINUTES

GREELEY

35 MINUTES

CHEYENNE

50 MINUTES

BUDWEISER EVENT CENTER

20 MINUTES

401 W MOUNTAIN AVE.
SUITES 101, 102, and 103

PLEASE CONTACT:

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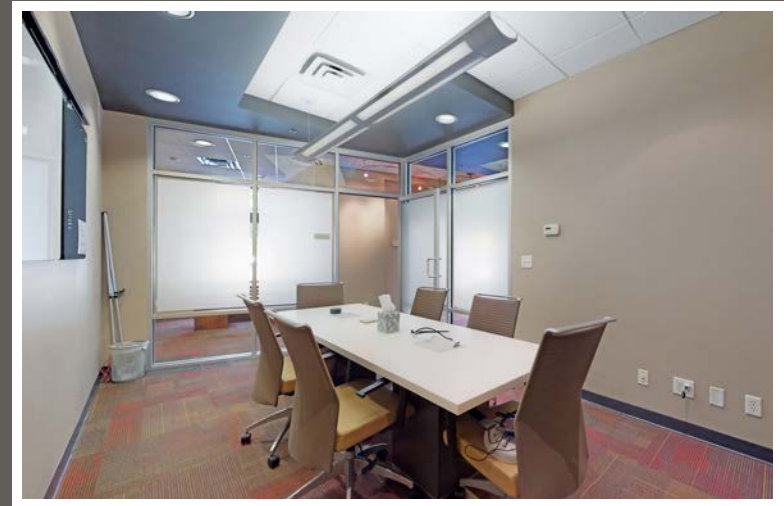
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