



FOR SUBLEASE

11 Old Town Square, Suite 121, Fort Collins, CO
Little Bird Sublease

Offering Highlights

- Due to rapid growth Little Bird is relocating to 613 S College Avenue
- 1,997 SF
- High traffic Old Town Square
- Amazingly functional space



Rhett Strom

Commercial Broker | Partner

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 10.7.2022



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Property Overview

Sublease Term:	Possession approximately March of 2023 (“approximately” due to when Little Bird takes possession of the property it is purchasing at 613 S College Av) through January 31, 2025 (the lease ends on this date)
Base Rent:	\$4,433.04 per month
NNN:	\$1,683.41 per month (includes promotional reimbursement, real property taxes, insurance, CAM, and all utilities except for gas and phone/internet which are based on prorated SF of the entire building)
Utilities Paid by Subtenant:	Xcel gas and phone/internet
Security Deposit:	\$3,000.00
Permanent Kitchen Installation/Fixture:	Non-Ansel system heat reduction hood
Grease Trap & Hood:	None
FF&E:	If subtenant is interested in purchasing FF&E, then submit request with LOI itemizing any and all FF&E desired, including but not limited to light fixtures, flooring, wall cabinets, floor cabinets, customer bars, etc. These items are for sale, and if they are not purchased then they will be removed by Little Bird prior to vacating the unit
Parking:	Street parking but no designated spots
Showings:	Call broker for showing seven days a week from 4:15 P.M. and on. Do not enter the property before this time because the bakery and coffee shop are busy with customers. 24 hours notice required.

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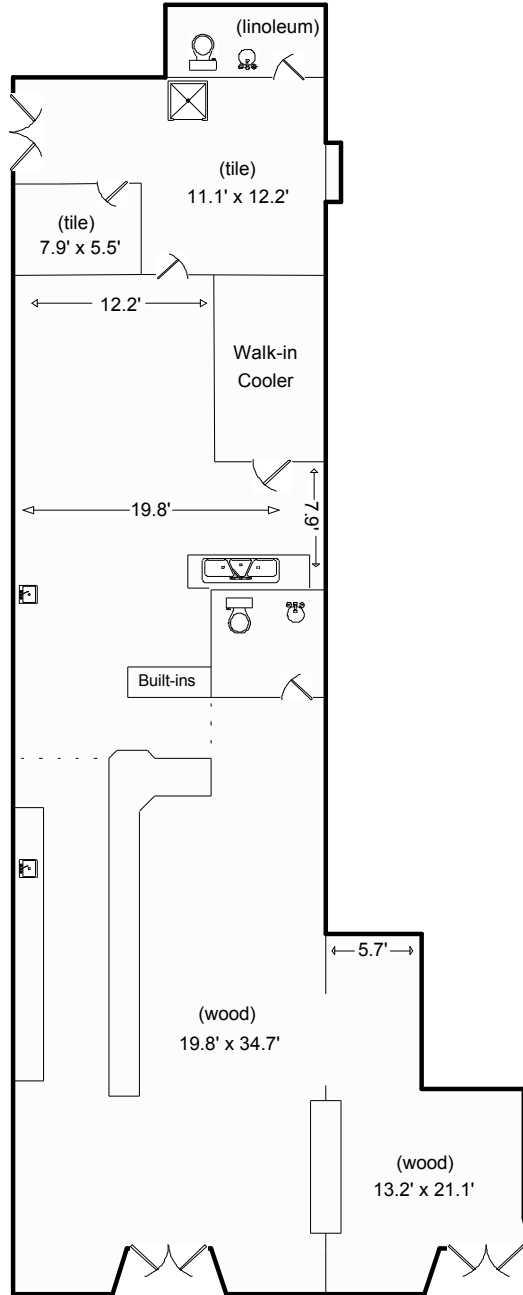
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