



TheGroup

FOR LEASE

110 W Harvard Street, Fort Collins
Midtown Office or Retail: Ample Parking

Lease Highlights

- Right off College Avenue
- 1,500-4,101 SF Available
- Ample lot and street parking
- Office, retail, personal and business services, etc.



Illuminated Signage



Rhett Strom

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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. 2.12.2021

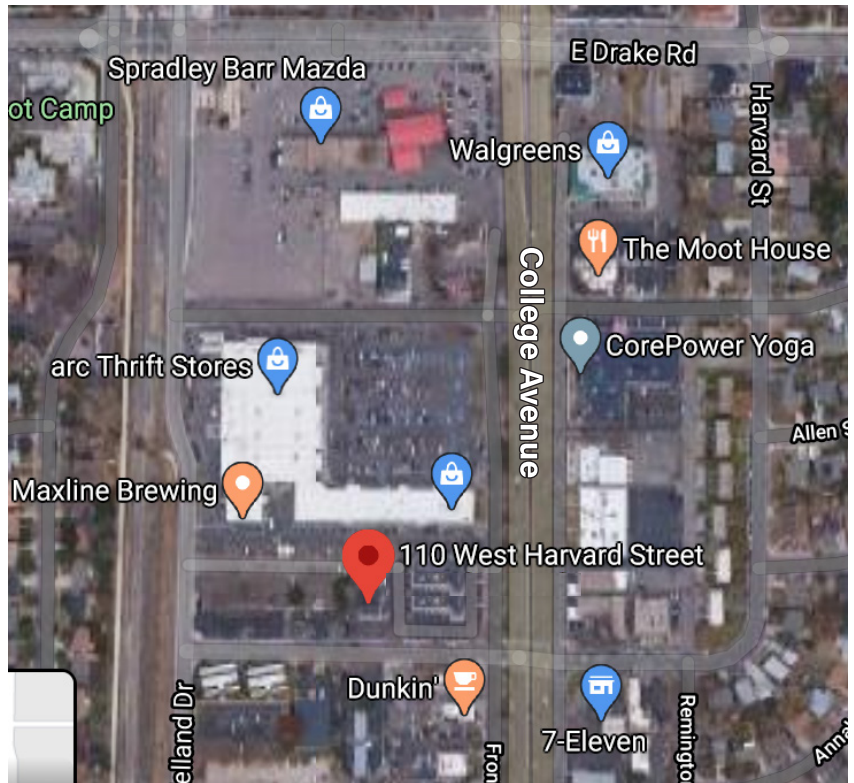


Lease Overview

Base Rent:	\$12.00
NNN:	\$3.93 (estimated Taxes = \$3.56/SF; Insurance = \$0.37/SF; Snow removal, maintenance TBD)
Zoning:	General Commercial District (C-G)
SF Possibilities	see floor plan on last page 2,601 SF = main floor (could be further divided because separate entrances) 1,599 SF = basement (separate entrance) 4,200 SF = main floor and basement
Permitted Uses:	Retail, office and personal and business services
Covenants:	None
Showings:	Call broker



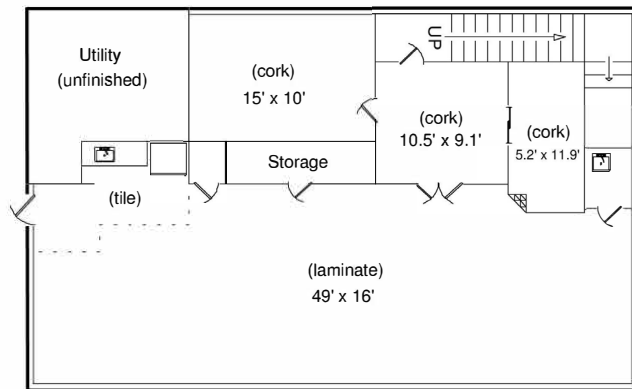
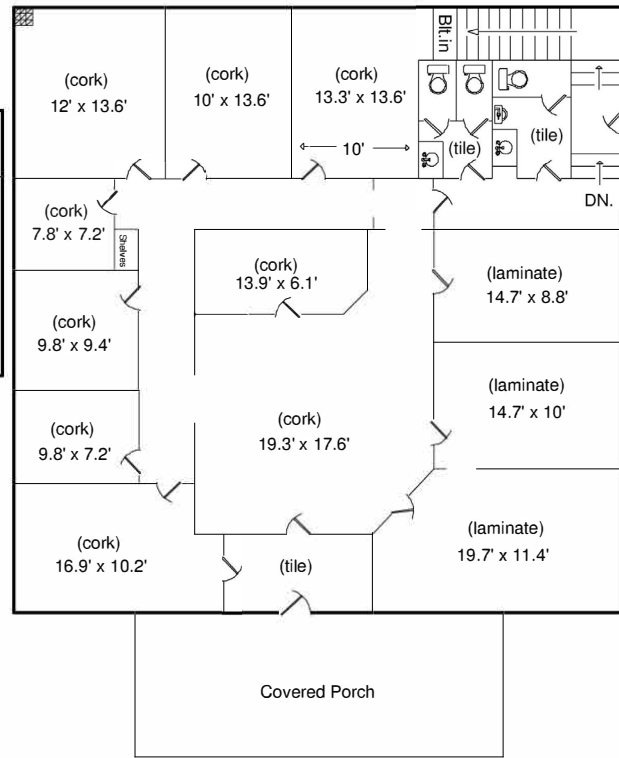
Sunny Main Floor Offices



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110 W. Harvard St.
 Fort Collins, Colorado

Main Level SF: 2,601
 Basement SF: 1,599
 Total SF (all levels): 4,200
 Basement Finish: 91%



Scope of Work is defined and attached to this sketch.
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 14August20



Ample Parking



Basement with South Facing Window to add Natural Light

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