

130 S MASON STREET
FORT COLLINS, CO 80524



Available Space
2,290 SF approx.

Lease Rate
\$32.00 / SF NNN
utilities not included

NNN Rate
\$9.64 / SF
Estimated

HIGH VISIBILITY RESTAURANT LOCATED IN THE HEART OF OLD TOWN

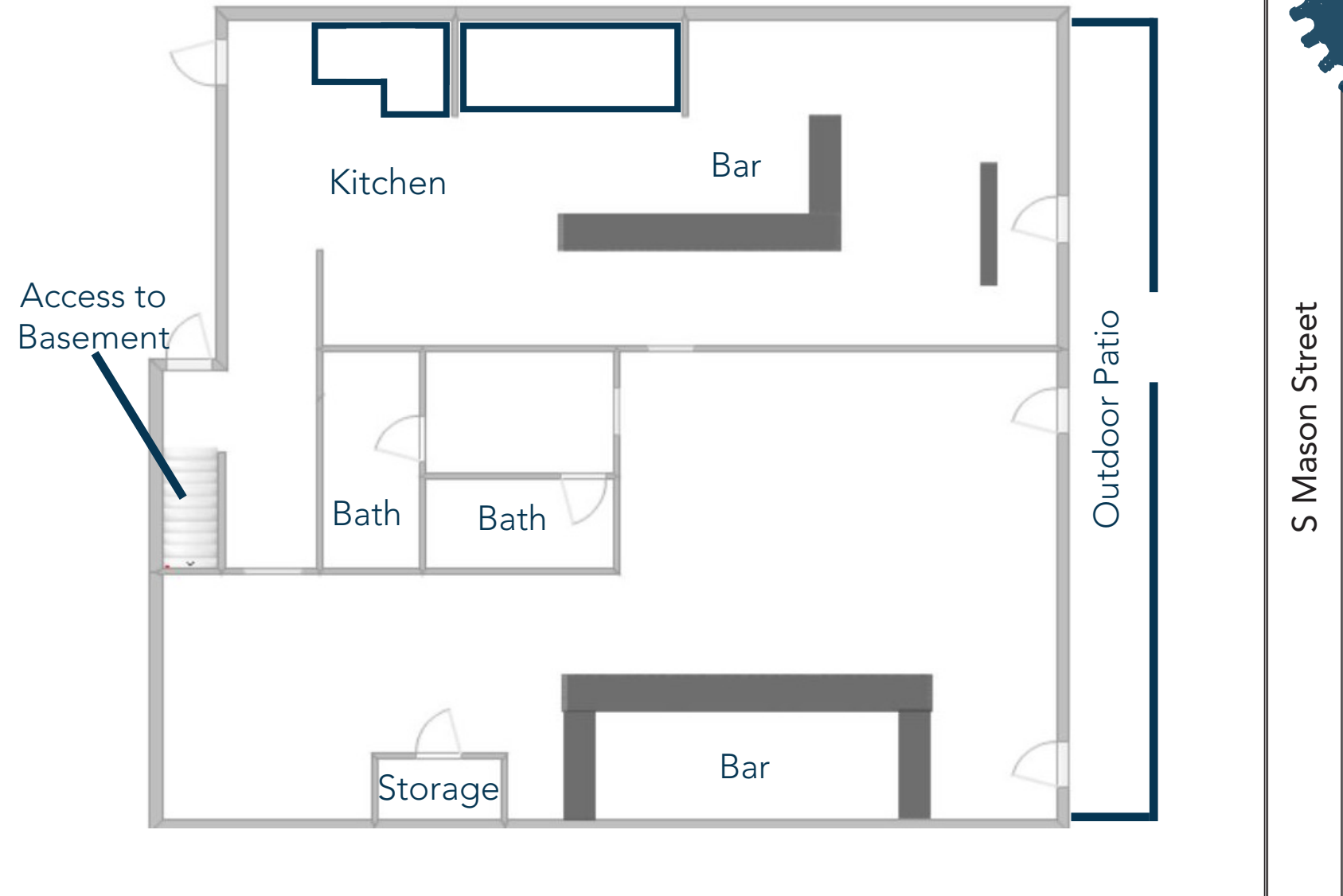
- Restaurant space includes a full service kitchen, two built in bars, restrooms, direct parking lot access, and prominent building signage
- Approximately 2,290 SF of Main-level Dining and Kitchen Space
- Large Basement / Dry Storage also Included
- Furniture, Fixtures and Equipment Negotiable
- Patio Space Available on Mason Street
- Located in the Heart of Old Town



FLOOR PLAN

MAIN LEVEL - 2,290 SF

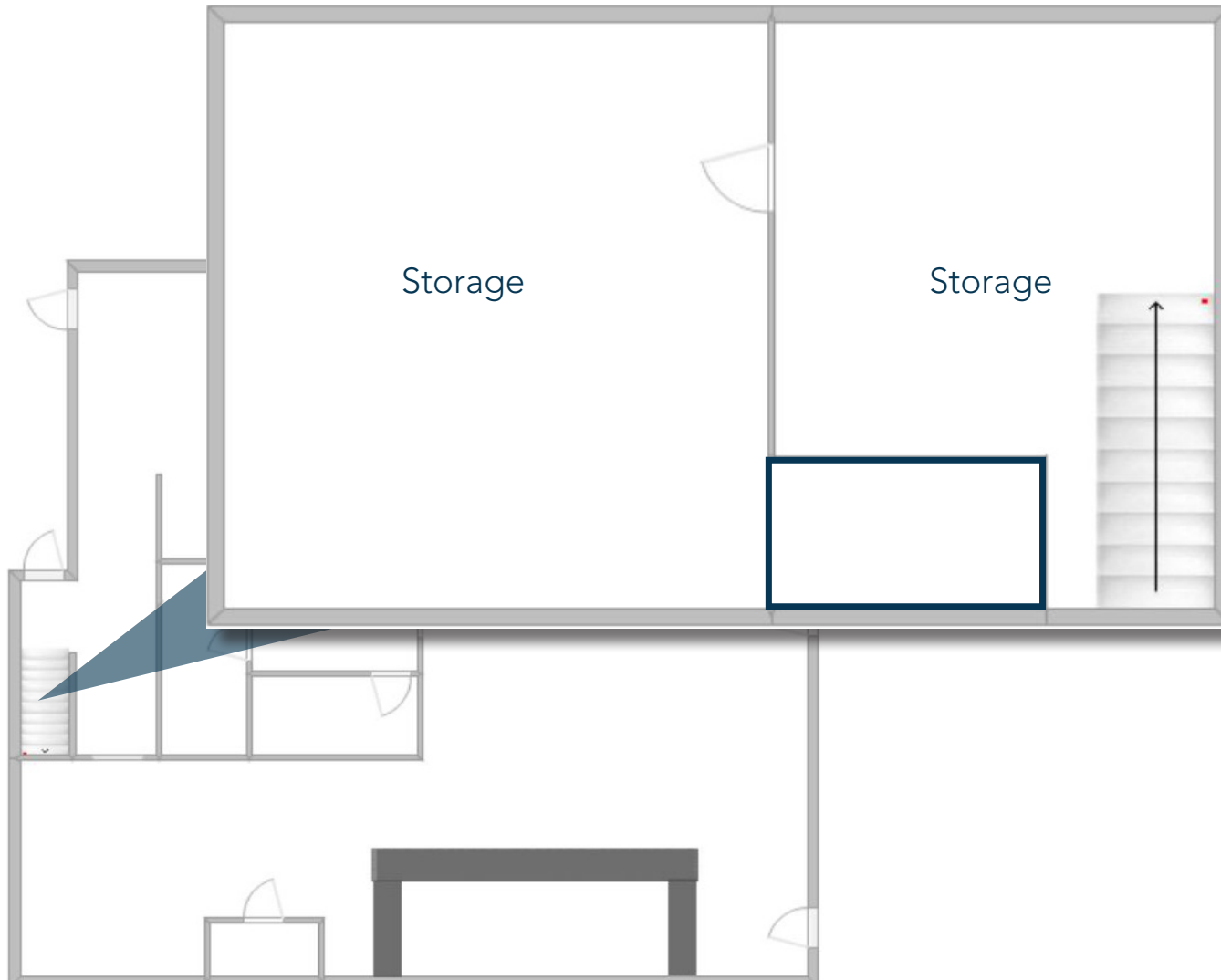
Furniture, Fixtures
and Equipment
is Negotiable



Information contained herein deemed accurate but not guaranteed.

FLOOR PLAN

BASEMENT / DRY STORAGE



Basement Photos



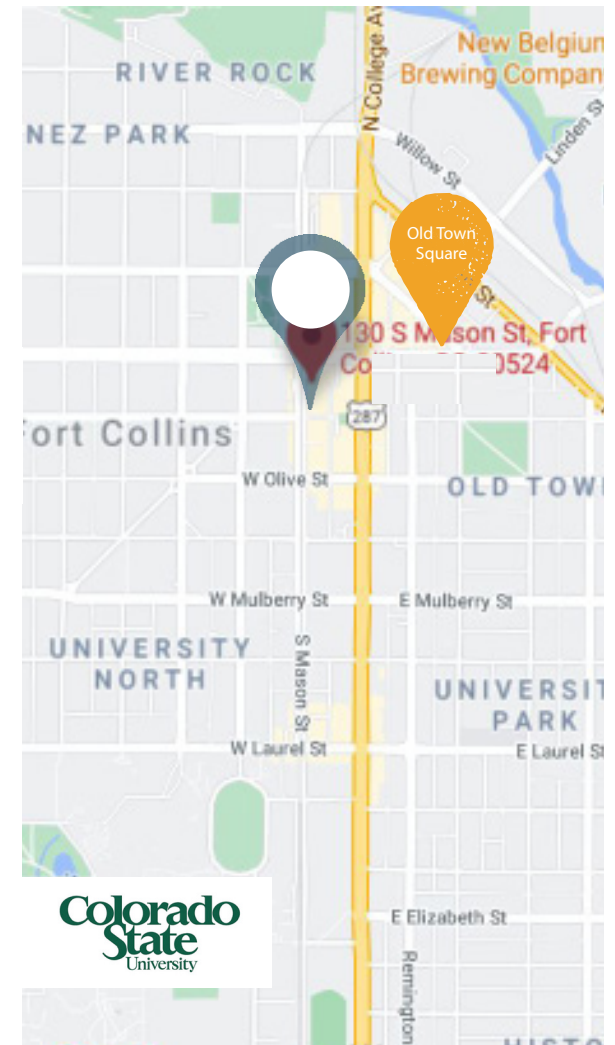
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RESTAURANT PHOTOS



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