



605 SOUTH COLLEGE AVENUE

GARDEN LEVEL | FORT COLLINS, CO 80524

83 - 2,000 SF AVAILABLE | PRICING VARIES

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Located on the corner of College Avenue and Myrtle Street in Old Town Fort Collins, this property offers prime exposure in a high-traffic area. This prominent Art Deco building, designated as a historic landmark in 2005, is just two blocks from Colorado State University and features monument signage, private parking, and easy access to numerous amenities, restaurants, and major businesses.

Fully renovated in 2025, the basement offers flexible leasing options, whether for the entire space or individual offices. With 6 offices ranging from 83 SF—ideal for a single workspace—to 555 SF, the layout accommodates a variety of business needs. One office even features a private fireplace. The space also includes two shared bathrooms and two separate entrances for added convenience. An excellent opportunity for businesses seeking a professional space in a highly desirable location.

PROPERTY FEATURES

Garden Level:	2,000 SF
Year Renovated:	2025
Spaces:	2 common entrances 2 common restrooms 6 private offices
HVAC:	GFAC
Building Exterior:	Stucco with brick accents
Building Size:	7,344 SF
Year Built:	1938
Parking:	Three dedicated customer spots in private lot All day & 2 hour on-street parking Option for \$30/month parking across W Myrtle Street
Zoning:	CC - Community Commercial City of Fort Collins
Site Area:	.44 Acre

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FLOOR PLAN



Suite	Size	Lease Rate
Suite 1	215 SF	\$650/Month (Gross)
Suite 2	555 SF	\$1,250/Month (Gross)
Suite 3	435 SF	\$1,250/Month (Gross)

Suite	Size	Lease Rate
Suite 4	83 SF	\$500/Month (Gross)
Suite 5	162 SF	\$625/Month (Gross)
Suite 6	131 SF	\$650/Month (Gross)

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FORT COLLINS, CO 80524**

FOR MORE INFORMATION, CONTACT:

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