

Office Space Available

The Collegio Building
706 S College Ave Suite 204
Fort Collins CO 80524

Vialé Collegio



Bldg site size 21,000 sf **Building Size** 29,618 sf **Building Type** Urban Mixed Use

YOC 2003/2004 **Construction Type** Steel frame masonry and stucco

Access I25 West to Prospect North on College Avenue

High Visibility location across from Colorado State University, Video Surveillance, Covered Parking, Elevator Access, Mature Landscape, Established Location, Walk to Amenities. Abundance of Natural Light. Quality Work Environment.

Current Tenants: US MARINE CORP, REAL ESTATE SERVICES, LOGISENS CORPORATION, DAY SPA

Leasing Information

Lease Rate \$10.50/sq.ft NNN 3% Annual Escalations

NNN Est. \$2.55/sq.ft

TIA \$25 /sq.ft

Terms 5-7 year lease 3 month rent abatement from date of possession

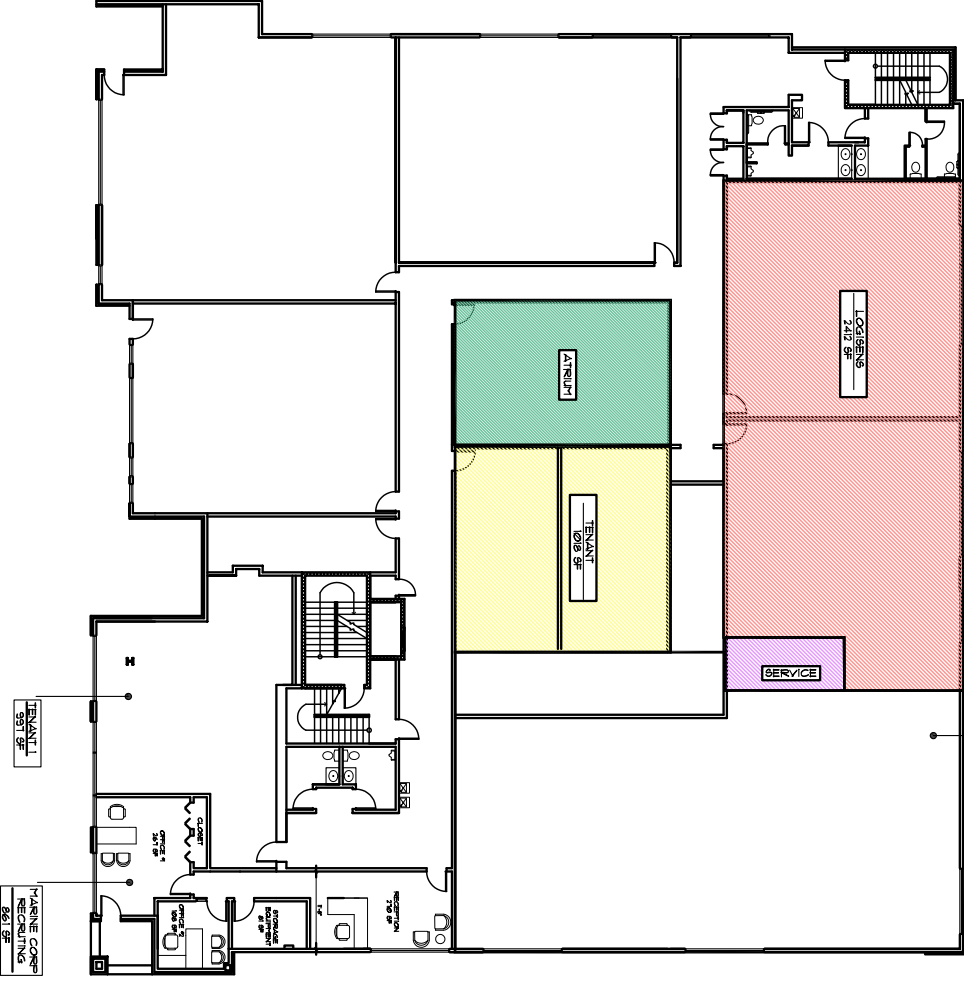
Max Contig. SF 8,000 sq. ft

Status: Core and Shell can be complete per tenants specifications 45 days from mutual execution of lease.

Contact Information:
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OGLESBYSHERMAN
design



VIALE COLLEGIO
 706 S. COLLIER AVENUE, SECOND FLOOR
 FORT COLLINS, COLORADO
 PLAN #6



2-24-06