



## OFFICE SPACE FOR LEASE IN MIDTOWN FORT COLLINS

Lease Rate: \$15.00 - \$16.00/SF NNN

Estimated NNN Expenses: \$9.10/SF (Includes Utilities)

This office building is in an excellent central Fort Collins location right on South College Avenue. With nicely finished professional offices and a shared conference facility, the available suites offer tenancy that is surrounded by countless amenities and is walking distance to the Max Transit bus line and the Foothills Mall redevelopment. Tenant improvement allowance is negotiable.

### Availabilities

Suite Number	SF	Availability
Suite 204	3,071	Available Now

### Property Features

<b>Site Size</b>	2.64 Acres
<b>Parking</b>	110 parking spaces
<b>Zoning</b>	C (Commercial)

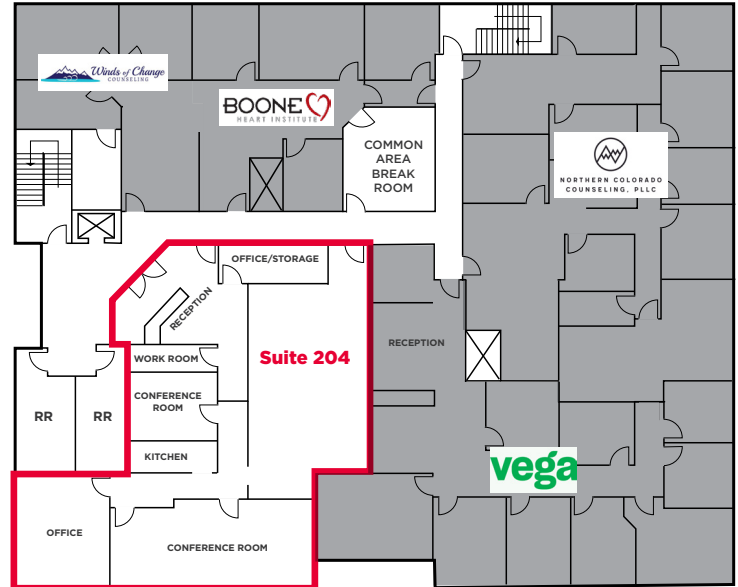
### Property Highlights

- Fantastic central Fort Collins location
- Surrounded by countless amenities
- Walking distance to Max Transit bus line and Foothills Mall
- Monument signage available
- Tenant improvement allowance is negotiable



# 3030 SOUTH COLLEGE AVENUE FORT COLLINS, COLORADO 80525

## SECOND FLOOR



### Demographics

CoStar, 2022

	1 Mile	3 Miles	5 Miles
2022 Population	14,269	120,234	183,616
2027 Population	15,511	130,628	200,411
Pop. Growth 2022-2027	1.70%	1.70%	1.80%
2022 Total Households	6,585	49,482	73,846
Average HH Income	\$79,345	\$87,723	\$91,890

### Traffic Counts

CDOT, 2021

Street	Cross Street	VPD
South College Avenue	East Horsetooth Road	41,341
South College Avenue	East Drake Road	39,059



For more information, please contact:

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