

## **3030 SOUTH COLLEGE AVENUE** FORT COLLINS, COLORADO 80525





# 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**

- Site Size 2.64 Acres
- Parking 110 parking spaces
- **Zoning** 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

ORAD

5 Miles

183,616

200,411

1.80%

73,846

\$91,890

VPD

41,341

39.059





**3030 SOUTH COLLEGE AVENUE** FORT COLLINS, COLORADO 80525

#### SECOND FLOOR W. Drake Rd PRADLEY BAR Winds of Cha BOONE **JOANN** COMMON (~~) AREA BREAK ROOM SUB IEC Suite 204 FERE RR RR W. Swallow Rd. KITCHEN vega OFFICE CONFERENCE ROOM **Foothills Mall** Redevelopment CoStar, 2022 Demographics 1 Mile **3** Miles 2022 Population 14,269 120,234 2027 Population 15,511 130,628 SIERRA Pop. Growth 2022-2027 1.70% 1.70% 2022 Total Households 6,585 49,482 lorsetooth Rd Average HH Income \$79,345 \$87,723 sbank ₩ **Traffic Counts** CDOT, 2021 SAFEWAY Street **Cross Street** South College Avenue East Horsetooth Road South College Avenue East Drake Road

For more information, please contact:

#### AKI PALMER **Executive Director** +1 970 267 7727 aki.palmer@cushwake.com

### **KARA TURNER Broker Associate**

+1 970 420 6165 kara.turner@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

+1 970 776 3900 +1 970 267 7419

cushmanwakefield.com

### JIM PALMER

**Director/Principal** +1 970 204 4000

jpalmer@palmerpropertiesco.com

3665 John F Kennedy Parkway Suite #2-300 Fort Collins, Colorado 80525

palmerpropertiesco.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.