

1,639 SF FOR LEASE

1630 SOUTH COLLEGE AVE

FORT COLLINS, CO 80525

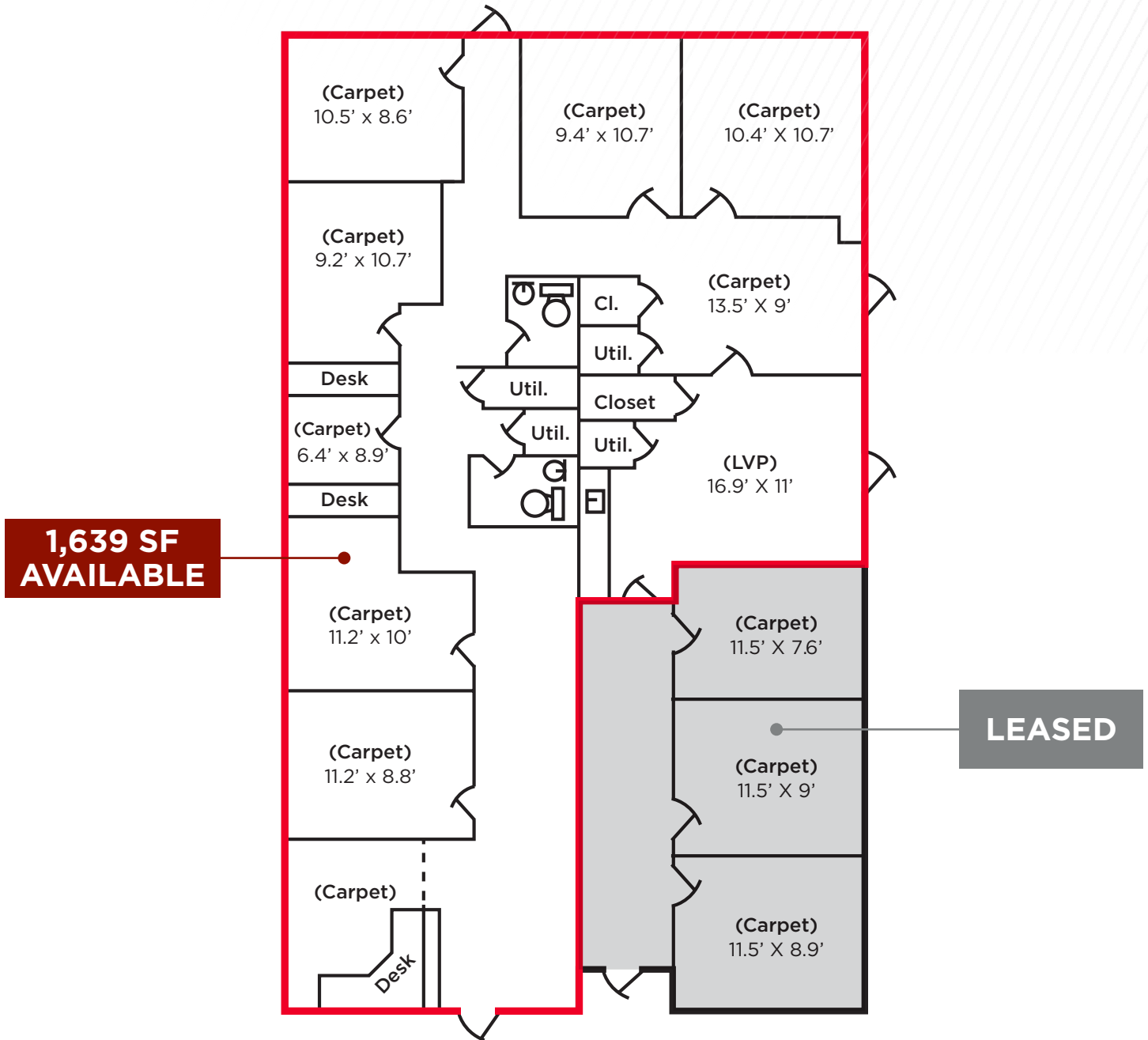


Office Suites Available for Lease

This three-story, multi-tenant professional office building features great access via College Avenue & Prospect Road. Ample parking on-site and great visibility along South College Avenue.



FLOOR PLAN



UPPER LEVEL



1,639 SF AVAILABLE

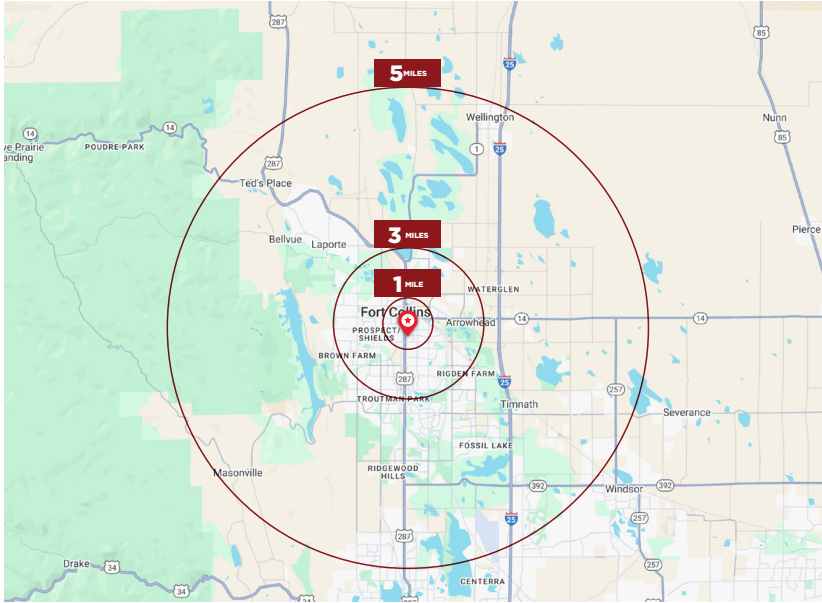
RATE: \$18.00/SF NNN

NNN'S: \$10.65/SF

INTERIOR PHOTOS



DEMOGRAPHICS



2025 POPULATION		2030 POPULATION	
1 MILE	17,146	1 MILE	18,044
3 MILES	115,347	3 MILES	117,614
5 MILES	175,518	5 MILES	179,899

2025 HOUSEHOLDS		2025 AVERAGE HOUSEHOLD INCOME	
1 MILE	5,877	1 MILE	\$90,761
3 MILES	47,437	3 MILES	\$99,160
5 MILES	72,380	5 MILES	\$111,678



FOR MORE INFORMATION, PLEASE CONTACT:

COLE VANMEVEREN

Senior Director

+1 303 218 3268

cole.vanmeveren@cushwake.com

KARA TURNER

Associate Broker

+1 97 042 06165

kara.turner@cushwake.com

772 Whalers Way, Suite 200

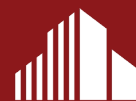
Fort Collins, CO 80525

+1 970 776 3900

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