

1,080 - 2,160 SF FOR LEASE

# 1630 SOUTH COLLEGE AVE

FORT COLLINS, CO 80525

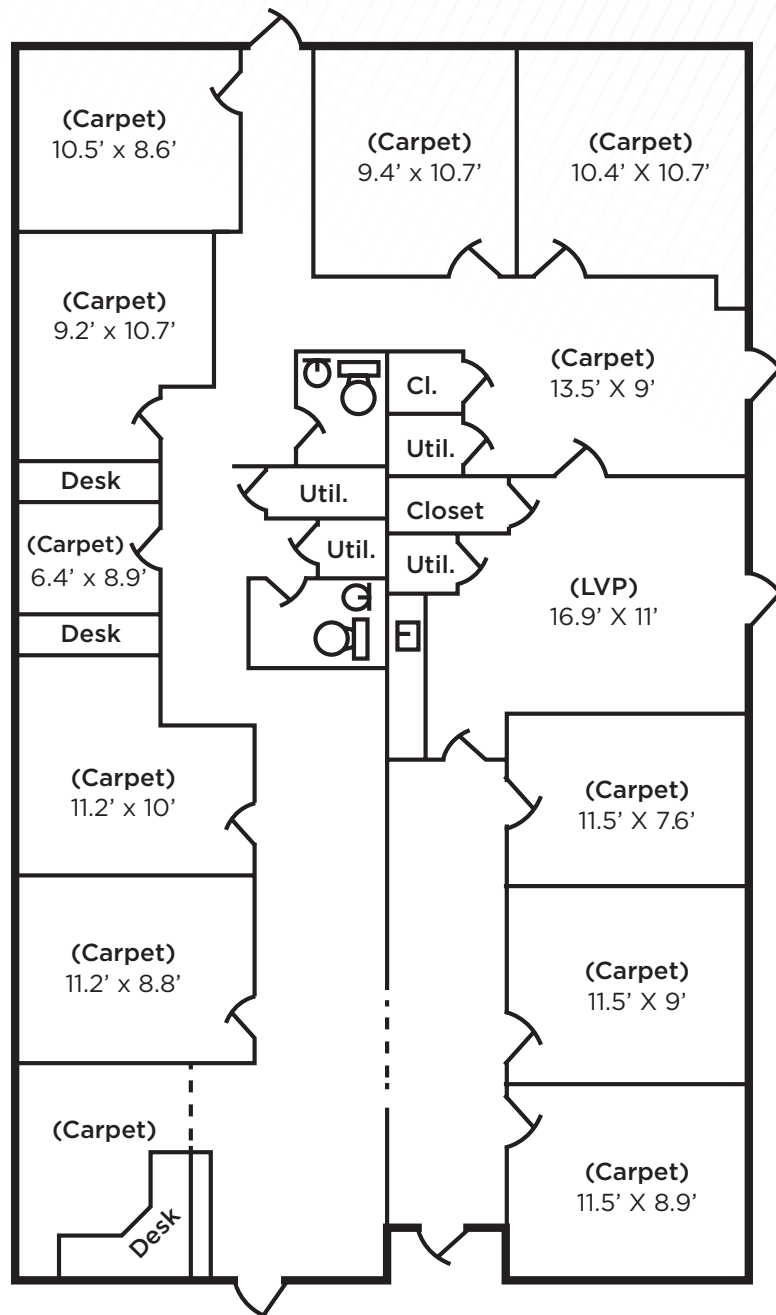


## Office Suites Available for Lease

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



VIRTUAL TOUR

1,080-2,160 SF AVAILABLE

RATE: \$18.00/SF NNN

NNN'S: \$10.65/SF

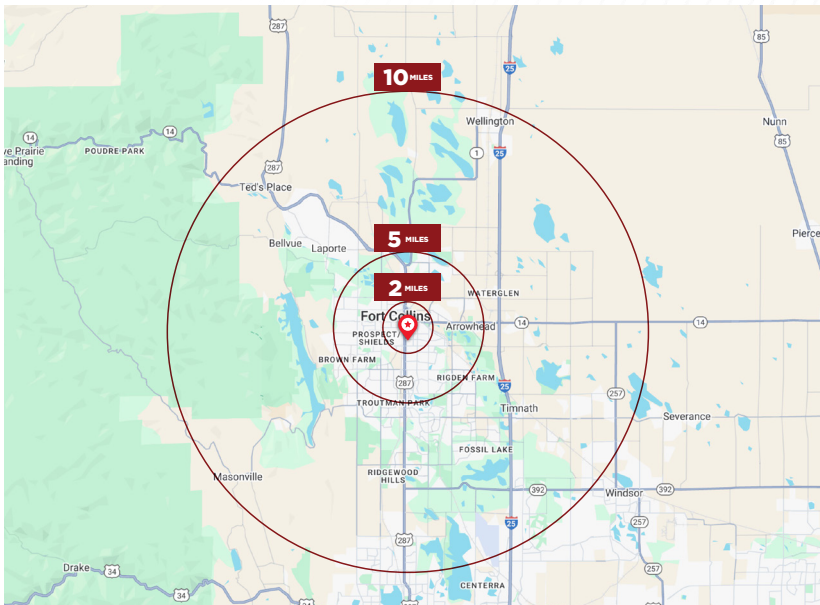


# INTERIOR PHOTOS





# DEMOGRAPHICS



## 2024 POPULATION

2 MILES	66,429
5 MILES	176,621
10 MILES	265,569



## 2029 POPULATION PROJECTION

2 MILES	70,690
5 MILES	186,725
10 MILES	282,649



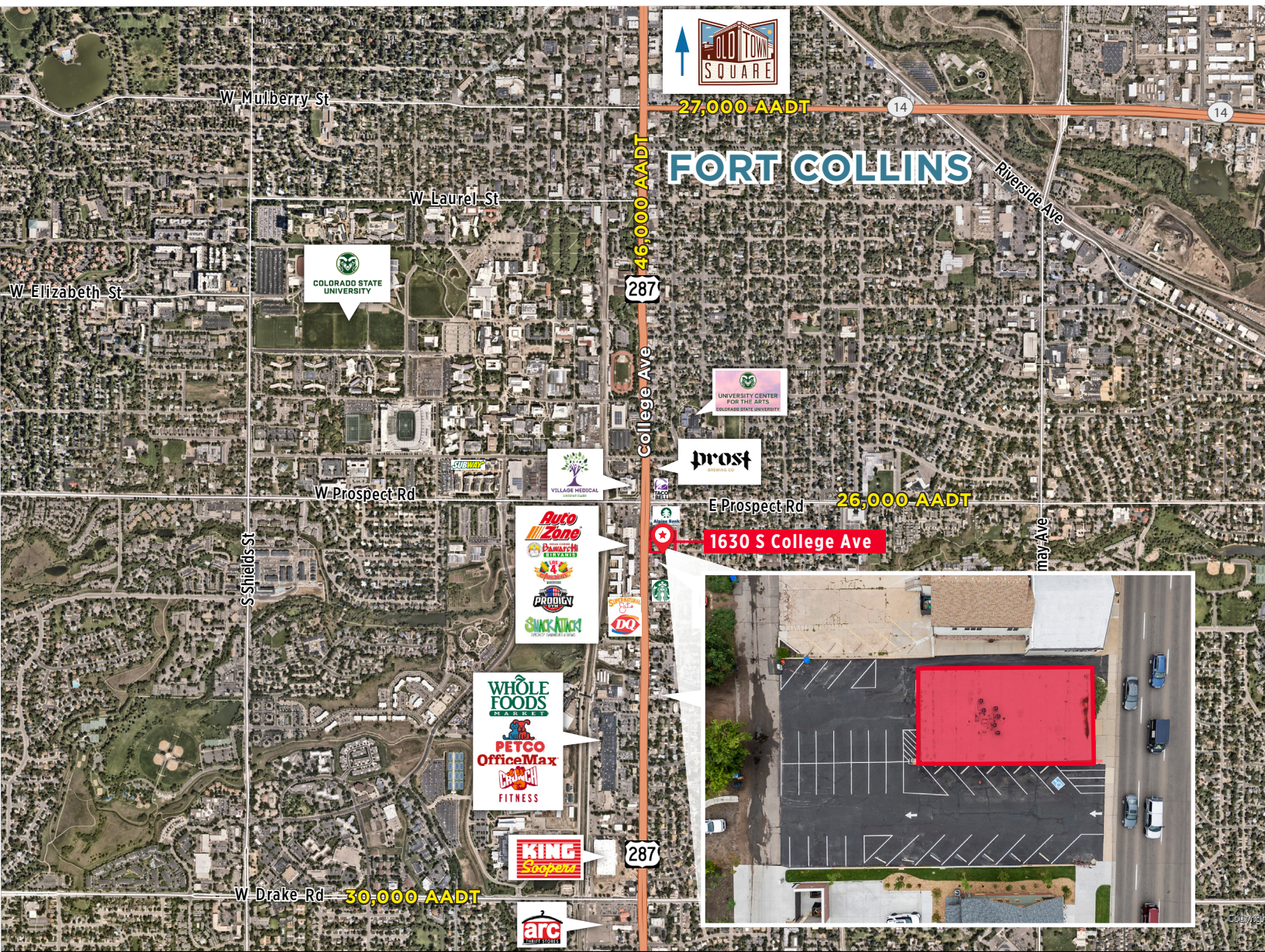
## 2024 HOUSEHOLDS

2 MILES	26,890
5 MILES	72,037
10 MILES	105,096



## AVERAGE HOUSEHOLD INCOME

2 MILES	\$78,250
5 MILES	\$96,883
10 MILES	\$107,532





**FOR MORE INFORMATION, PLEASE CONTACT:**

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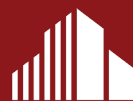
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