

1,663 SF OFFICE SUITE FOR LEASE

1951 WILMINGTON DRIVE

FORT COLLINS, CO 80528

LEASE RATE: \$21.50/SF NNN
EST. NNN: \$15.16/SF



CUSHMAN &
WAKEFIELD



1951 WILMINGTON DRIVE



1951 Wilmington Drive offers prime office space for lease in Harmony Village, a well-maintained office park just off Timberline Road. Suite 101 features a reception area, break room, conference room, copy room, three offices, common restrooms, and an IT room. Surrounded by thriving businesses and with easy access to I-25, this location is ideal for businesses seeking a professional and convenient setting. Please contact the listing brokers for additional information.

PROPERTY DETAILS



Available Size:
1,663 SF (Suite 101)



Year Built:
2005



Building Size:
4,224 SF



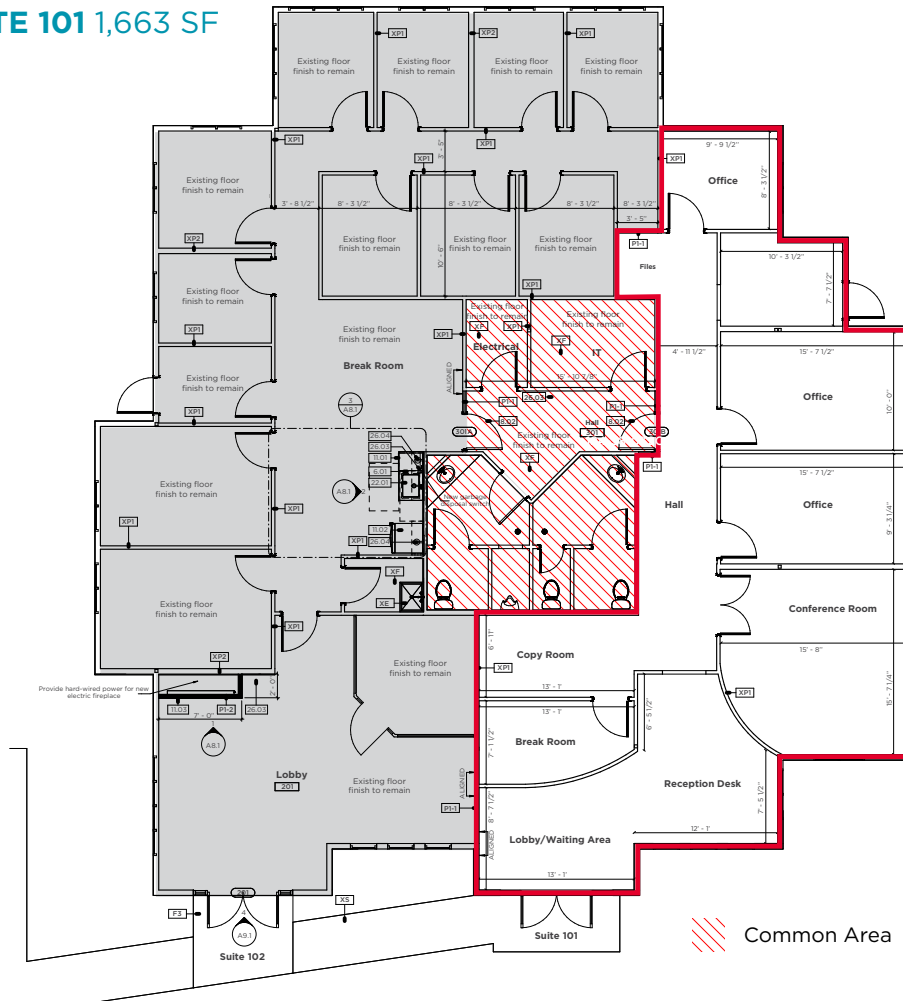
Zoning:
Harmony Corridor District
- Fort Collins



1951 WILMINGTON DRIVE

FLOOR PLAN

SUITE 101 1,663 SF



VIEW DETAILED FLOOR PLAN

PROPERTY FEATURES

- Central Heating
- Fully Carpeted
- Kitchen
- Natural Light
- Print/Copy Room
- Reception
- Wheelchair Accessible



1951 WILMINGTON DRIVE



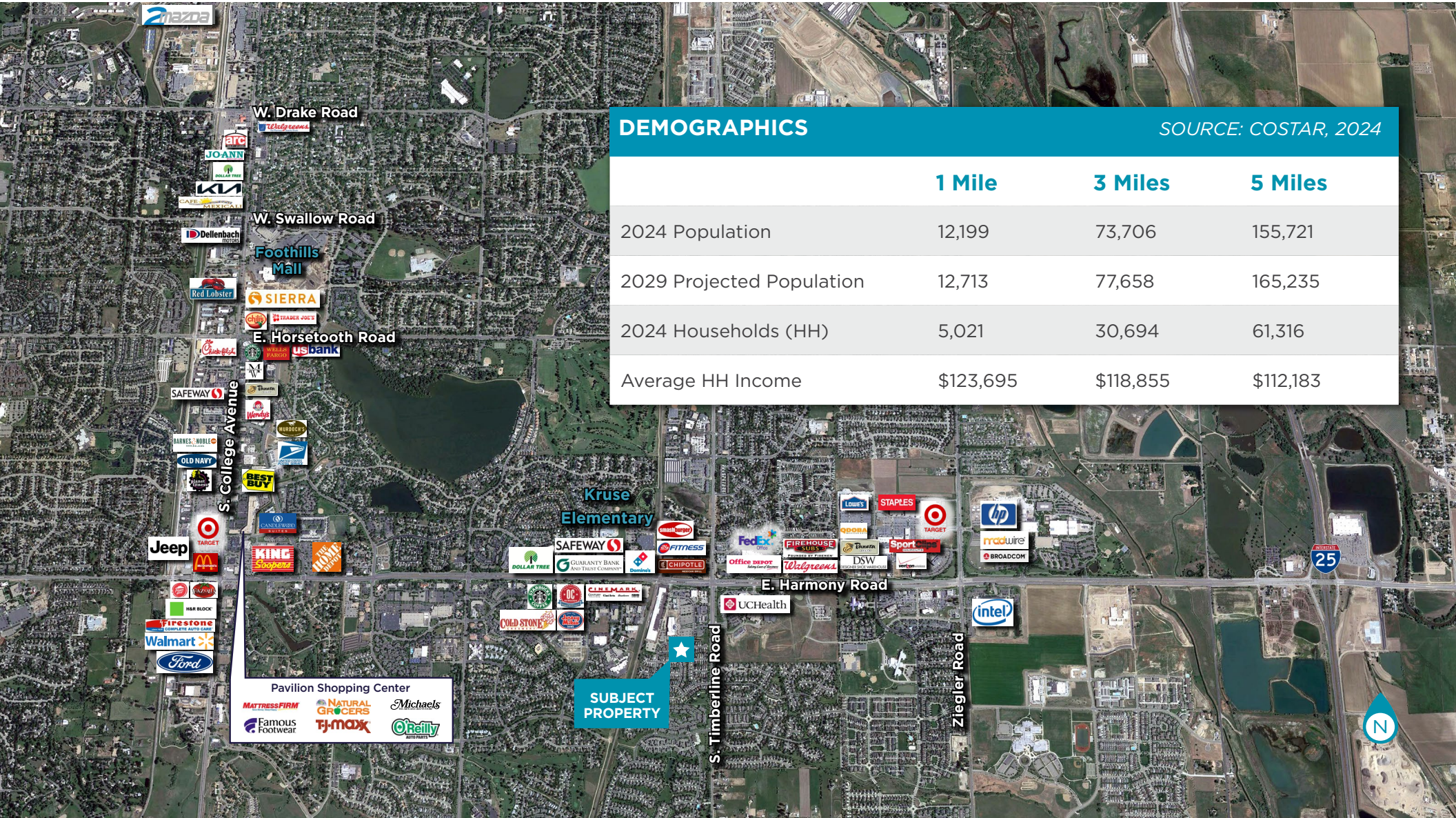
PROPERTY PHOTOS



1951 WILMINGTON DRIVE



AERIAL MAP



DEMOGRAPHICS

SOURCE: COSTAR, 2024

	1 Mile	3 Miles	5 Miles
2024 Population	12,199	73,706	155,721
2029 Projected Population	12,713	77,658	165,235
2024 Households (HH)	5,021	30,694	61,316
Average HH Income	\$123,695	\$118,855	\$112,183



For more information, please contact:

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