



2900 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE MIDTOWN FORT COLLINS LOCATION

This office building is in an excellent midtown Fort Collins location situated on South College Avenue. The property has recently remodeled common areas with nicely finished offices and a shared conference facility. The building is surrounded by countless amenities and is walking distance to the Max Transit bus line and Foothills Mall redevelopment. Monument signage is available and tenant improvement allowance is negotiable.

AVAILABILITY

FLOOR	SUITE	SIZE	LEASE RATE	NNN EXPENSES	AVAILABILITY
Third Level	Suite 3FB	791 SF	\$16.00-\$17.00/SF NNN	\$11.54/SF	3/15/25

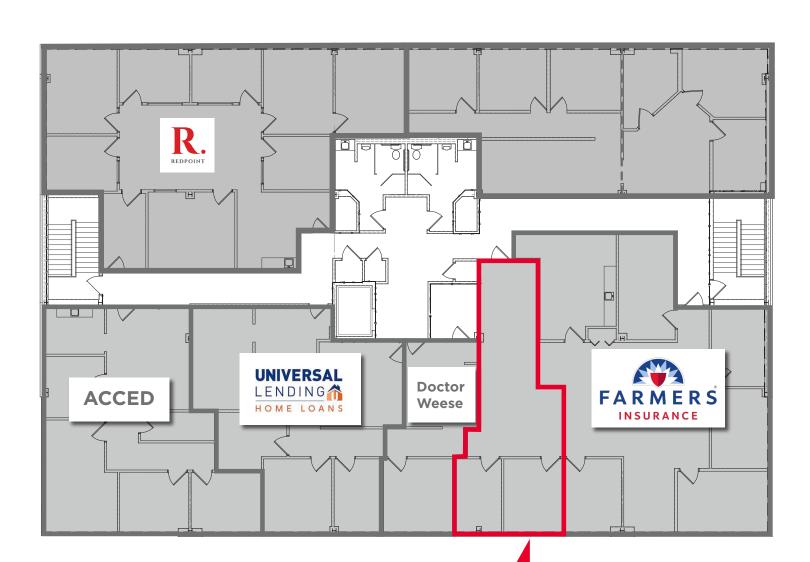




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THIRD LEVEL



SUITE 3FB AVAILABLE 3/15/25 791 SF

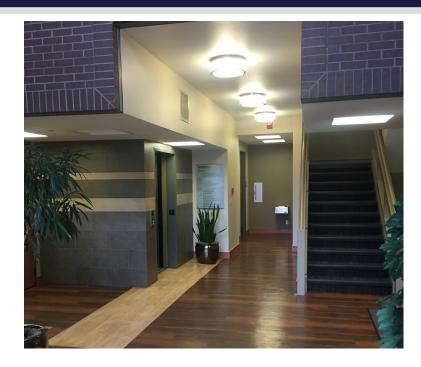




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Demographics CoStar, 20				
	2 Miles	5 Miles	10 Miles	
2024 Population Projection	58,818	183,240	287,169	
2029 Population Projection	62,469	193,874	306,339	
Annual Pop. Growth (24'-29')	1.2%	1.2%	1.3%	
Average HH Income	\$91,407	\$99,883	\$107,073	

Traffic Counts	CoStar, 2024
Street	VPD
South College Avenue	42,778
West Drake Road	25, 875
East Swallow Road	8, 217

For more information, please contact:

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