

# MIDTOWN OFFICE SUITES

2000 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525



## MIDTOWN FORT COLLINS OFFICE SUITES FOR LEASE

**Lease Rate: \$14.00/SF NNN | NNN: \$12.66/SF (Includes Utilities)**

This property is located in the heart of Midtown Fort Collins at 2000 South College Avenue. This 18,727 square foot multi-tenant office building is anchored by Chase Bank on the main floor and has immediate access and visibility from College Avenue. The building has recently undergone exterior facade improvements, with landscaping upgrades and interior common area renovations in progress. The property is well-equipped to fit small office users as well as larger employers in need of ample parking and access to Fort Collins and the greater Northern Colorado area.

### AVAILABILITIES

Floor	Suite	Available SF	Availability
2	207	1,156 SF	Available Now
2	209	1,234 SF	30 days notice
3	303	1,166 SF	Available Now for Sublease

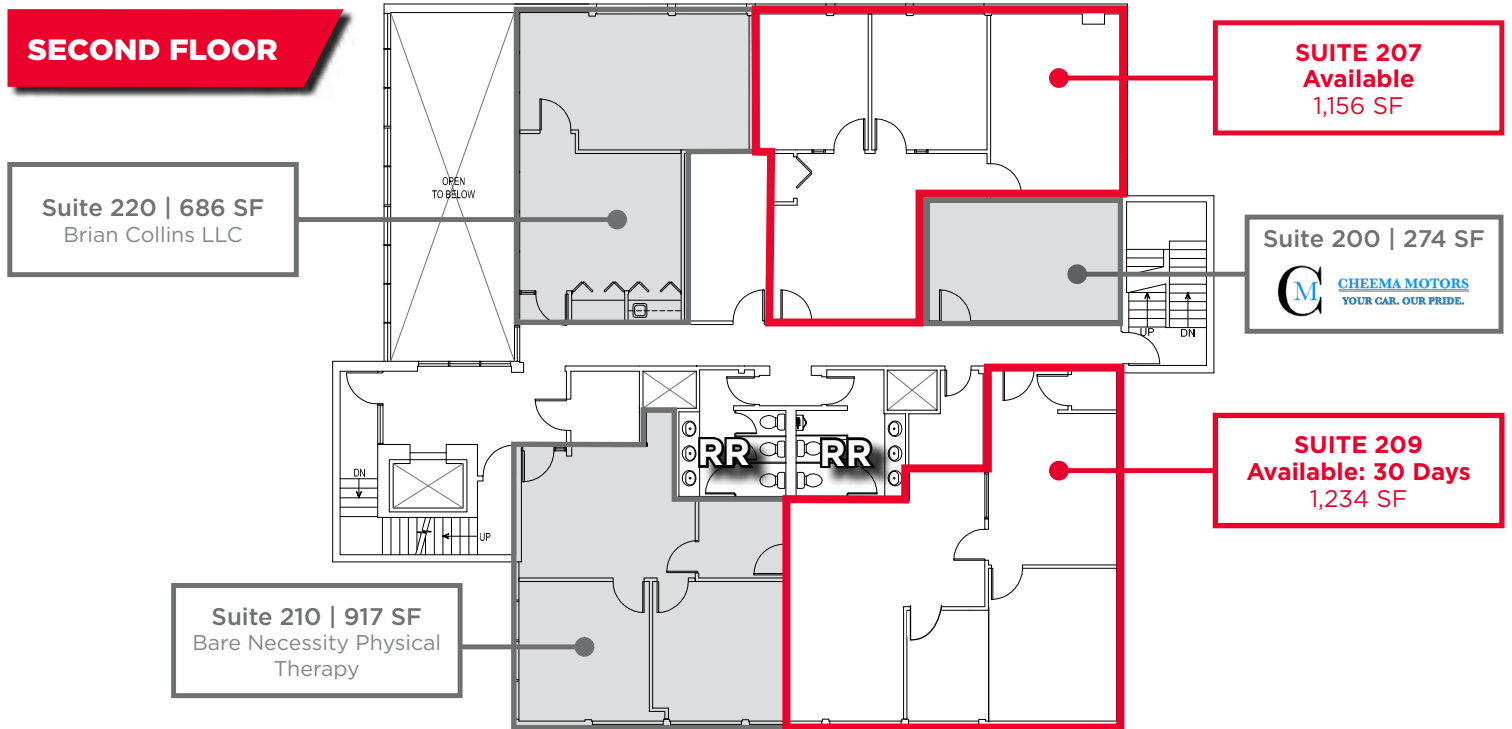
### PROPERTY HIGHLIGHTS

- Located in the heart of midtown Fort Collins
- Adjacent to Spring Creek Trail
- Abundant parking
- Over 86,000 vehicles per day on College Avenue at Spring Park Drive
- Building façade and landscaping improvements completed in 2019

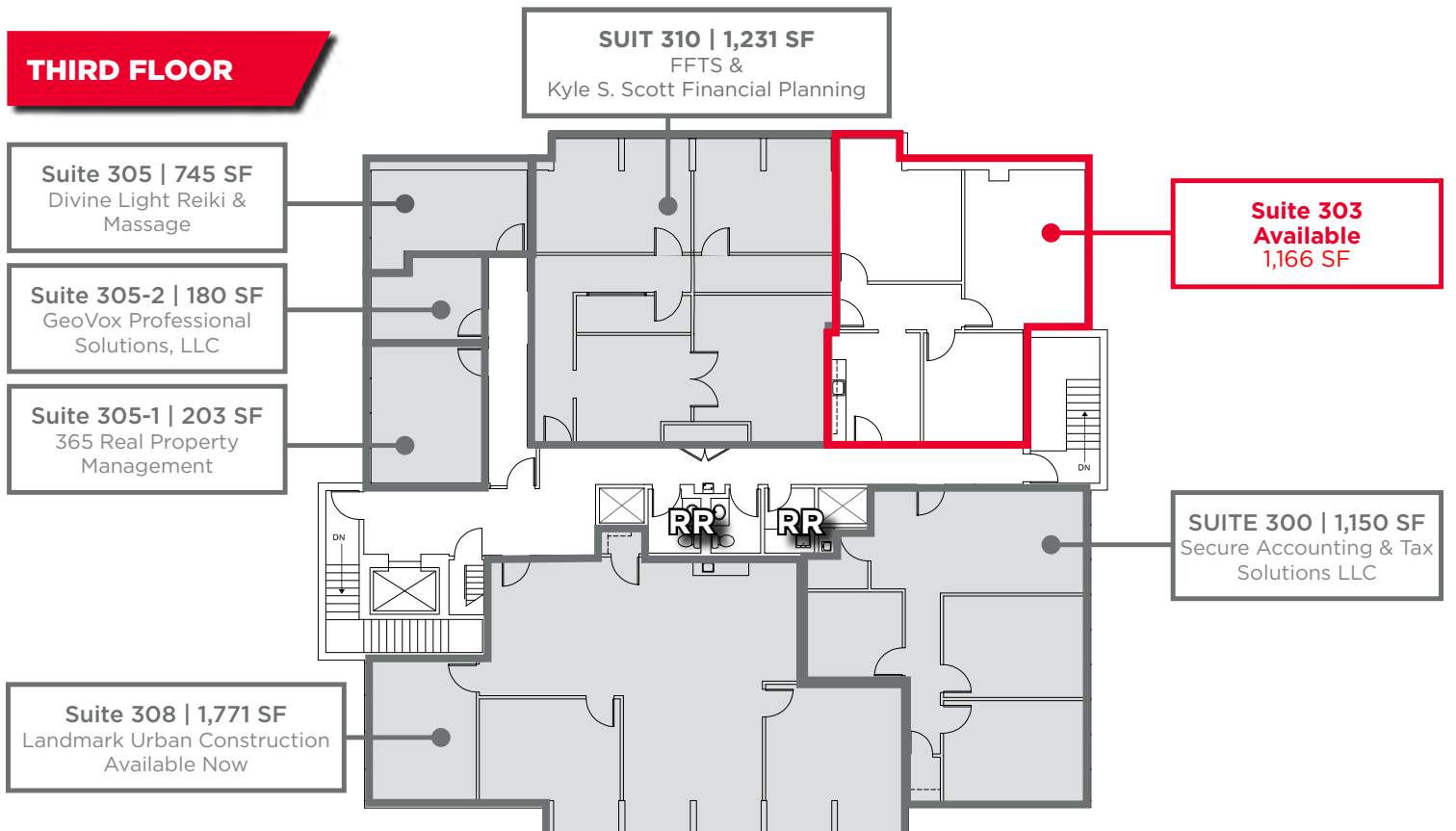
### PROPERTY FEATURES

<b>Building Size</b>	18,727 SF
<b>YOC</b>	1979
<b>Elevator</b>	Yes
<b>Signage</b>	Monument
<b>Tenancy</b>	Multi

**SECOND FLOOR**



**THIRD FLOOR**





# 2000 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



## PROPERTY PHOTOS

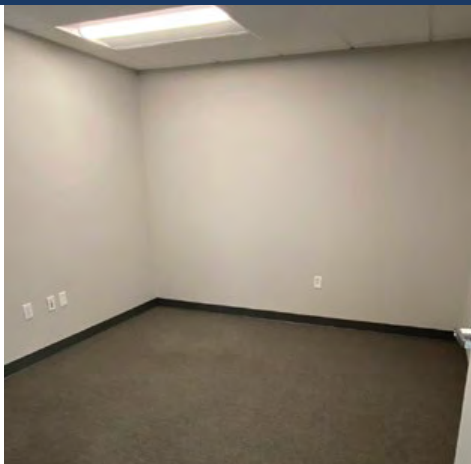
Suite 207



Suite 209



Suite 303





# MIDTOWN OFFICE SUITES

2000 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525



## POPULATION

	2 Miles	5 Miles	10 Miles
2023 Population (Pop.)	65,996	179,421	266,064
2028 Projected Pop.	67,390	183,275	274,343
Pop. Growth ('23-'28)	0.5%	0.5%	0.6%

CoStar, 2023

## HOUSEHOLDS

	2 Miles	5 Miles	10 Miles
2028 Households (HH)	28,171	72,658	106,233
HH Growth ('23-'28)	0.5%	0.5%	0.6%
2023 Avg. HH Income	\$78,555	\$92,989	\$101,323

CoStar, 2023

For more information, please contact:

**NATE HECKEL**  
Managing Director  
+1 970 412 0225  
nate.heckel@cushwake.com

**TYLER MURRAY**  
Senior Director  
+1 970 267 7404  
tyler.murray@cushwake.com

**TY MASHEK**  
Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

cushmanwakefield.com