

OFFICE BUILDING FOR SALE OR LEASE

1629 BLUE SPRUCE DRIVE

FORT COLLINS, COLORADO 80524



PRIME LOCATION NEAR DOWNTOWN FORT COLLINS
32,652 SF AVAILABLE ON 1.92-ACRE LOT



Real Estate Solutions
Character | Culture | Commitment



CUSHMAN &
WAKEFIELD

1629 BLUE SPRUCE DRIVE



PROPERTY OVERVIEW

Located just minutes from Downtown Fort Collins, this versatile two-story office building offers 32,652 square feet of space on a 1.92-acre lot. Built in 1978 and remodeled in 2010, the property features ample parking and easy access to North College Avenue, making it ideal for a variety of professional or commercial uses.

Zoned CS (Service Commercial District), the building provides flexible opportunities for both owner-users and investors. Whether you're looking to lease or purchase the property, 1629 Blue Spruce Drive presents a rare opportunity in a prime Fort Collins location.



Sale Price: \$5,000,000
Lease Rate: \$11.00/SF NNN
NNN (Estimated): \$7.29/SF

PROPERTY DETAILS

Building Size	32,652 SF (2 Stories)
Site Size	1.92 Acres
Year Built	1978 / 2008
Zoning	CS (Service Commerical District) Link to Zoning Code
Parking	150 Surface Spaces

DEMOGRAPHICS

SOURCE: COSTAR, 2025

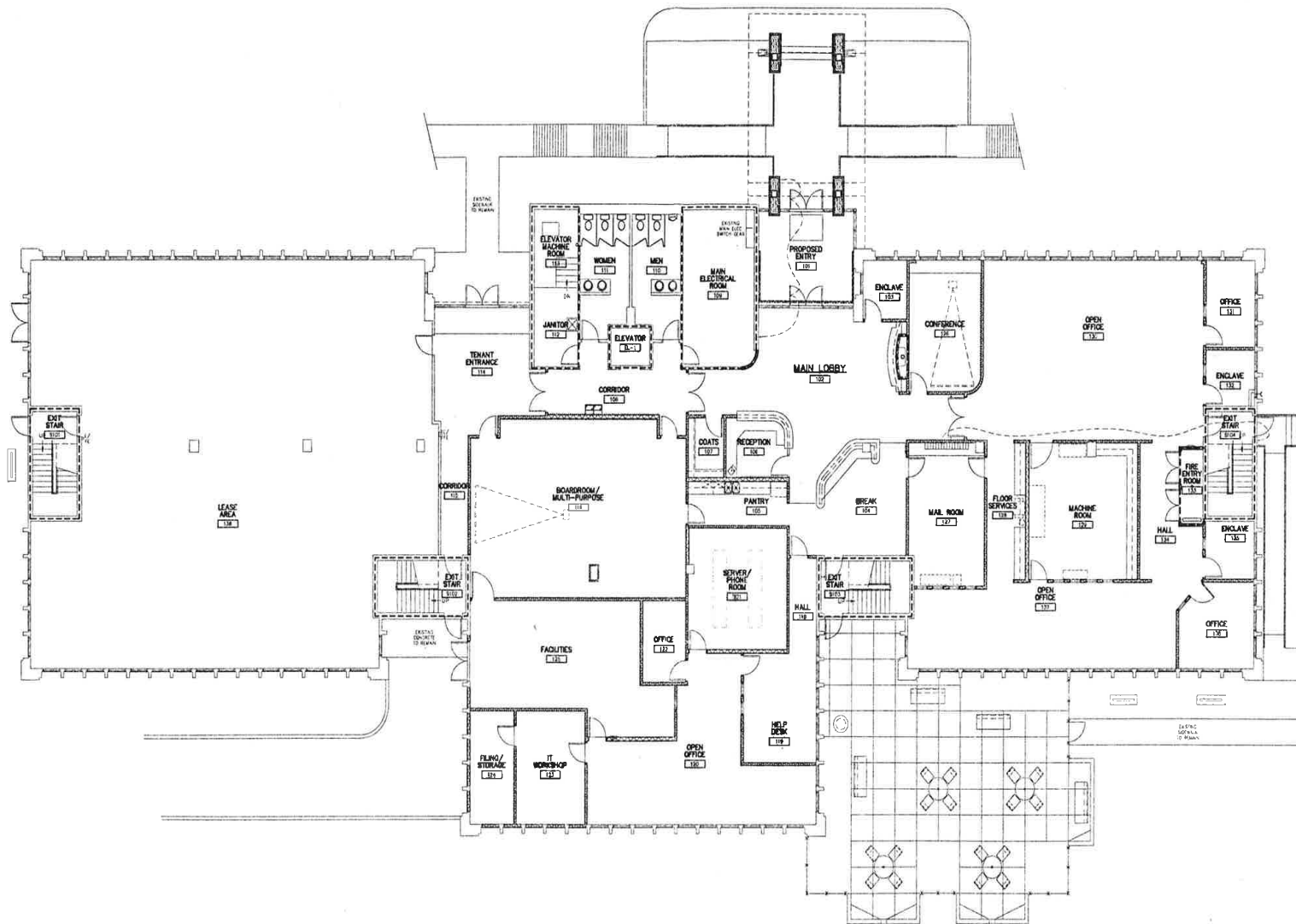
	3 Mile	5 Mile	10 Mile
2024 Population	24,481	71,144	290,905
2029 Projected Population	27,448	78,546	317,964
2024 HH Income	9,740	27,889	114,292
Avg. HH Income	\$147,300	\$125,959	\$116,738



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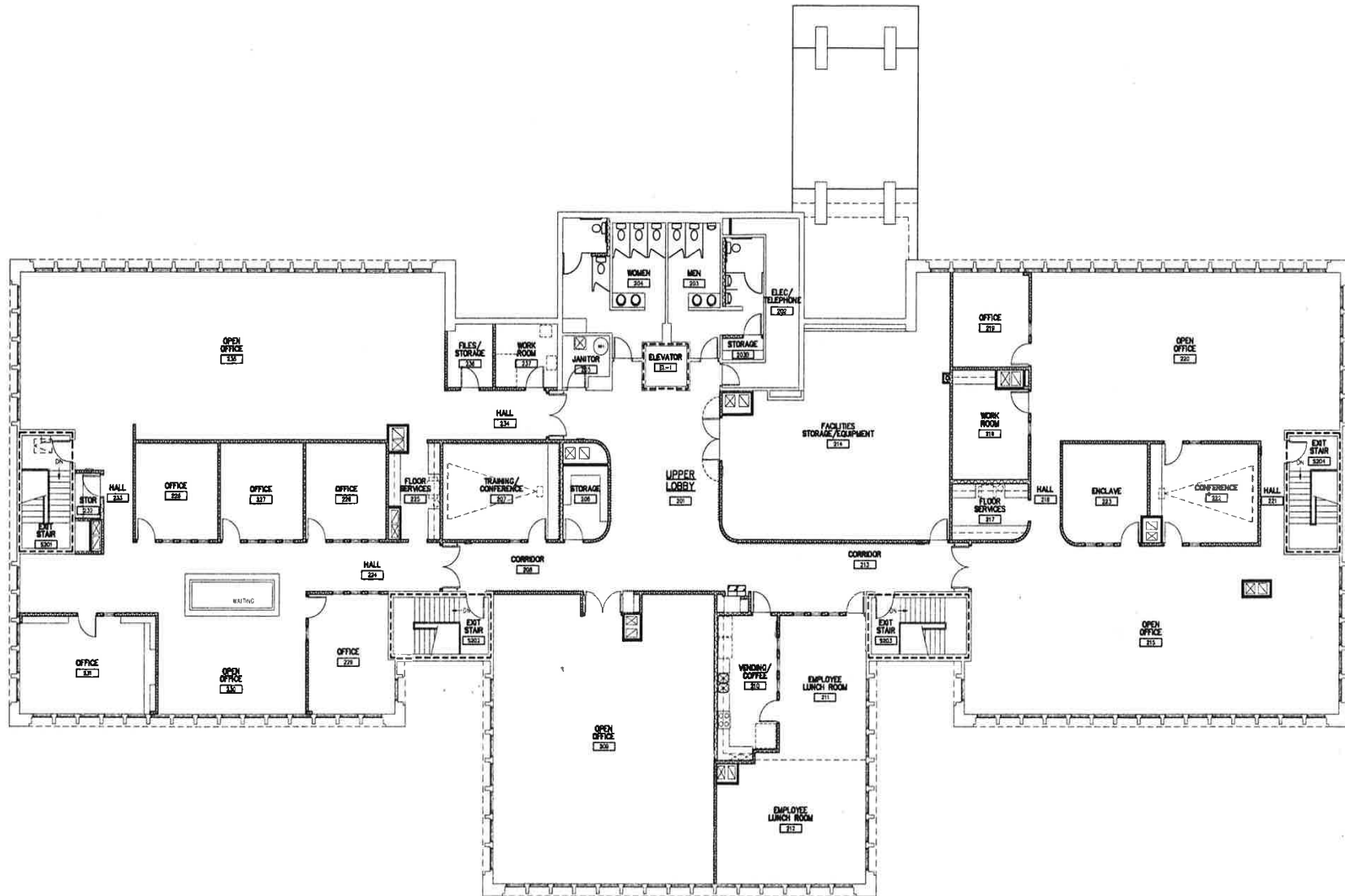
FLOOR PLAN



1ST FLOOR

1629 BLUE SPRUCE DRIVE

FLOOR PLAN



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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