



AVAILABLE FOR LEASE

3636 SOUTH COLLEGE AVE
FORT COLLINS, COLORADO 80525



CENTRALLY LOCATED FORT COLLINS LOCATION

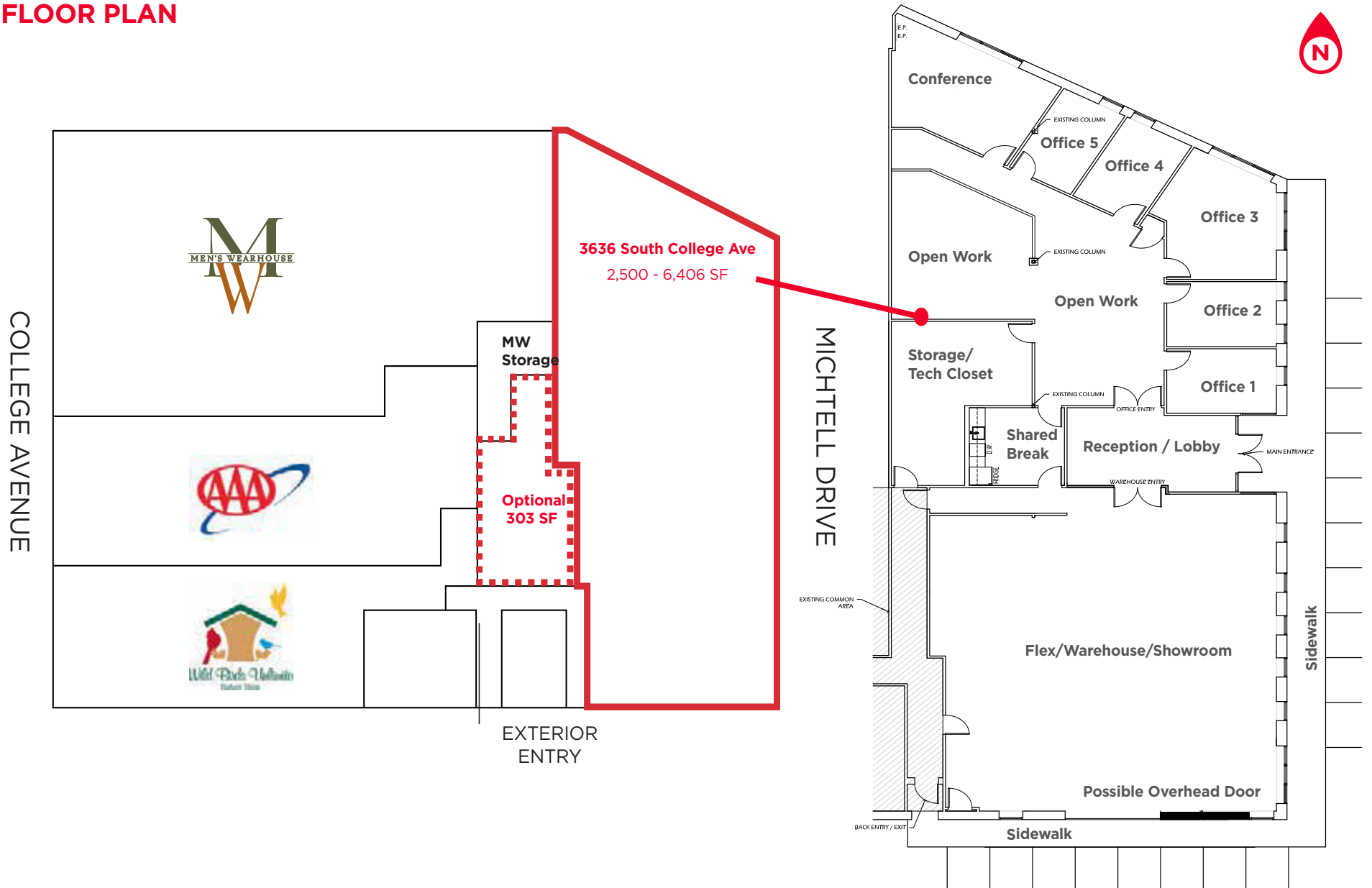


2,500 - 6,406 SF FLEX/OFFICE/SHOWROOM SPACE AVAILABLE FOR LEASE

Lease Rate: \$13.00 - \$15.00/SF NNN | NNN: \$9.60/SF + Utilities

Centrally located at one of the highest traffic intersections in Fort Collins, this vibrant flex/office/showroom building is located adjacent to Wells Fargo, Starbucks and Panera Bread Co. One block away from the Foothills Mall Redevelopment, this location offers high exposure and visibility at one of the most desirable parts of Fort Collins. The building has excellent monument and building signage available, ample parking and easy access.

FLOOR PLAN



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DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
2024 Population (Pop.)	49,270	177,898	305,501
2029 Pop. Projection	52,147	188,284	326,393
2024 Households (HH)	21,822	72,078	122,666
Average HH Income	\$101,473	\$99,904	\$106,377

Source: CoStar, 2024

For more information, please contact:

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