

MIDTOWN FORT COLLINS OFFICE SPACE

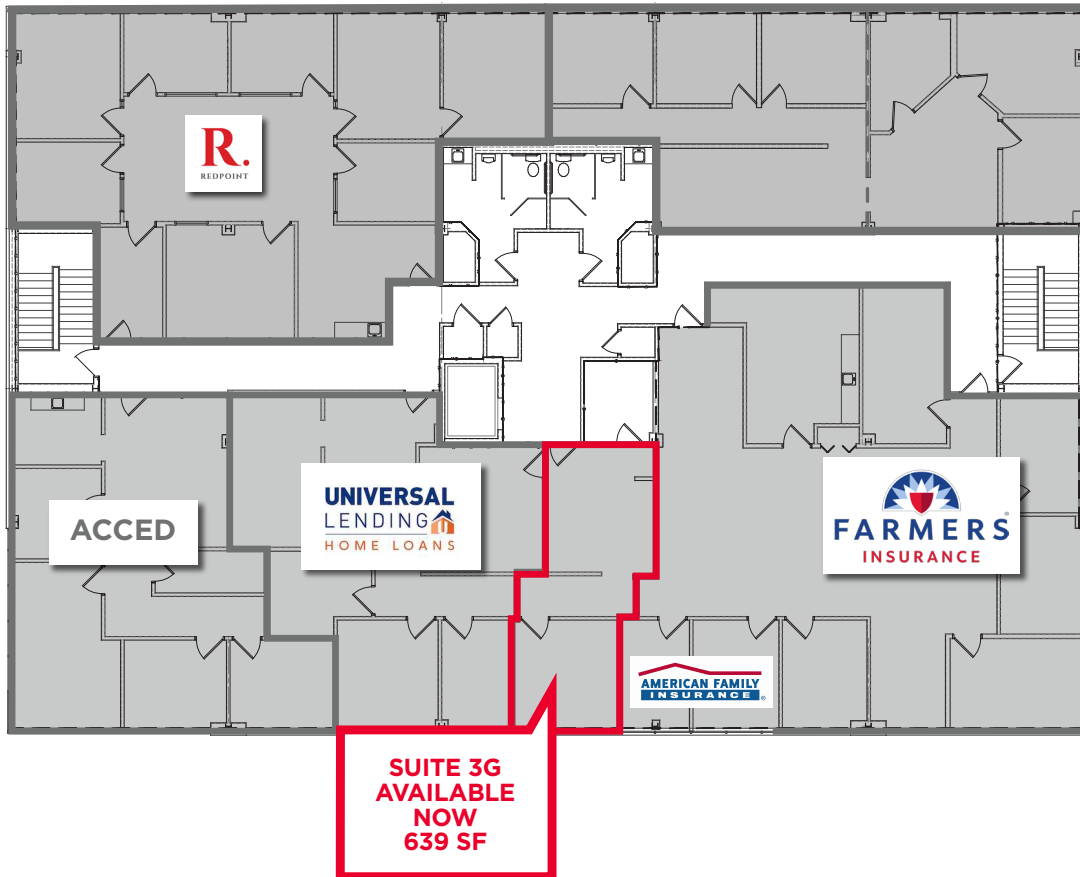

PROFESSIONAL OFFICE SPACES AVAILABLE FOR LEASE MIDTOWN FORT COLLINS LOCATION

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 3G	639 SF	\$16.00-\$17.00/SF NNN	\$9.58/SF + Utilities	Now
Garden Level	Suite LB	896 SF	\$1,650/Monthly Gross	N/A	Now

THIRD LEVEL



GARDEN LEVEL



2900 SOUTH COLLEGE AVENUE FORT COLLINS, COLORADO 80525



Demographics

CoStar, 2024

	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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