

MIDTOWN FORT COLLINS OFFICE SPACE

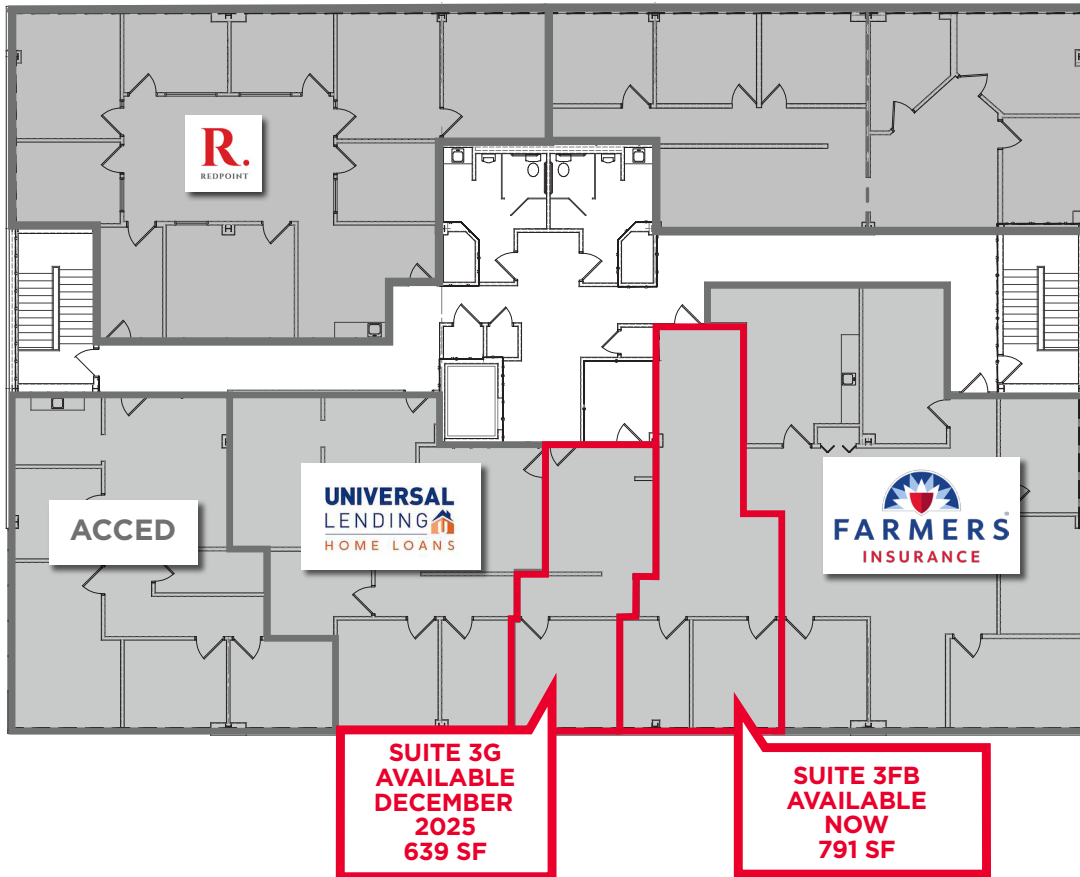

PROFESSIONAL OFFICE SPACES AVAILABLE FOR LEASE MIDTOWN FORT COLLINS LOCATION

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

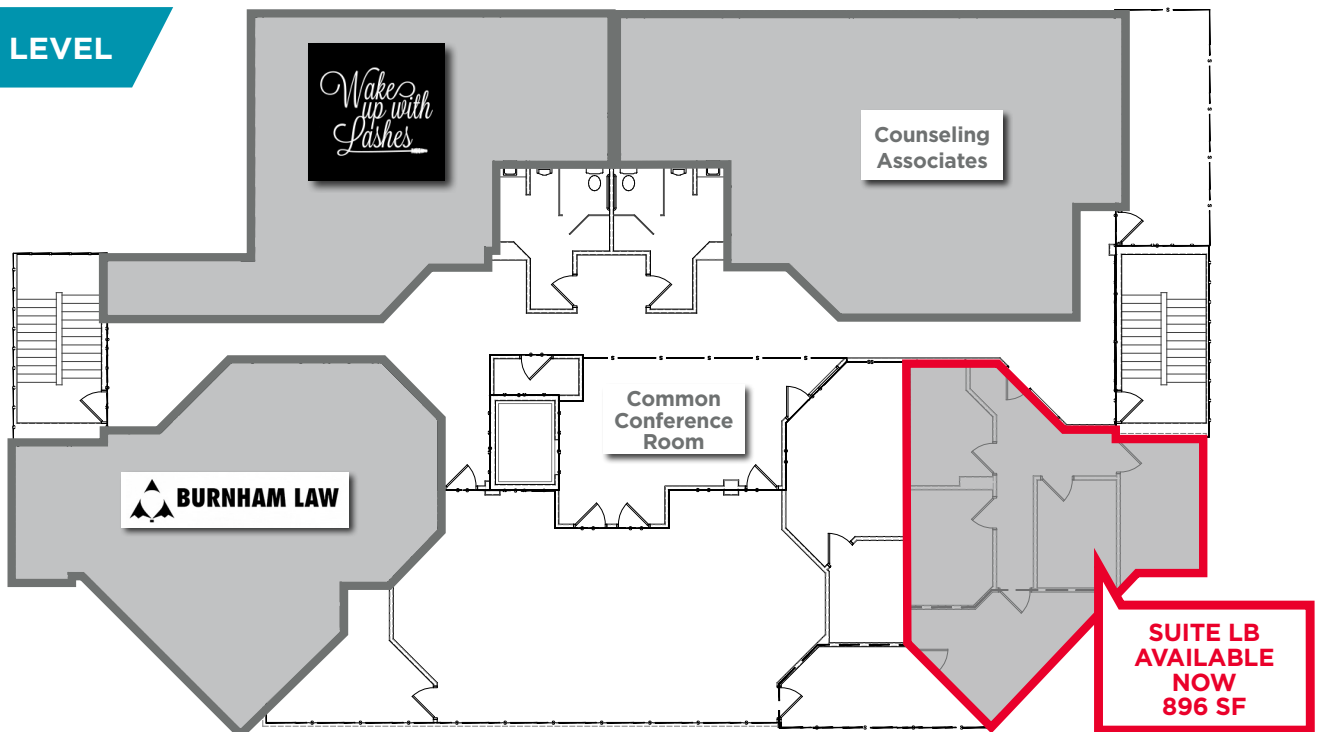
FLOOR	SUITE	SIZE	LEASE RATE	NNN EXPENSES	AVAILABILITY
Third Level	Suite 3FB	791 SF	\$16.00-\$17.00/SF NNN	\$11.54/SF	Now
Third Level	Suite 3G	639 SF	\$16.00-\$17.00/SF NNN	\$11.54/SF	December 2025
	<i>*can be combined with suite 3FB for a total of 1,430 SF</i>				
Garden Level	Suite LB	896 SF	\$1,650/Monthly Gross	N/A	Now

THIRD LEVEL



**can be combined with neighboring suite for a total of 1,430 SF*

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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