

CENTRALLY LOCATED FORT COLLINS LOCATION

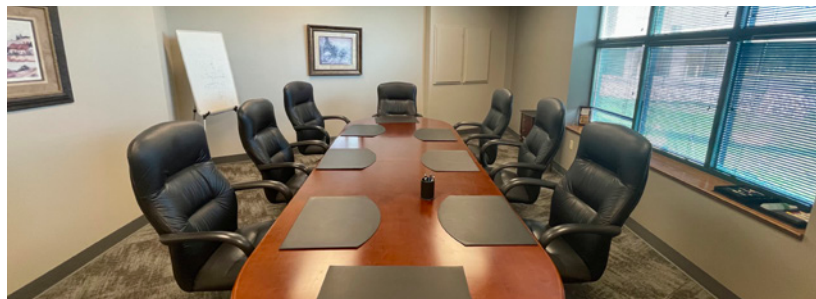


5,800 - 6,103 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

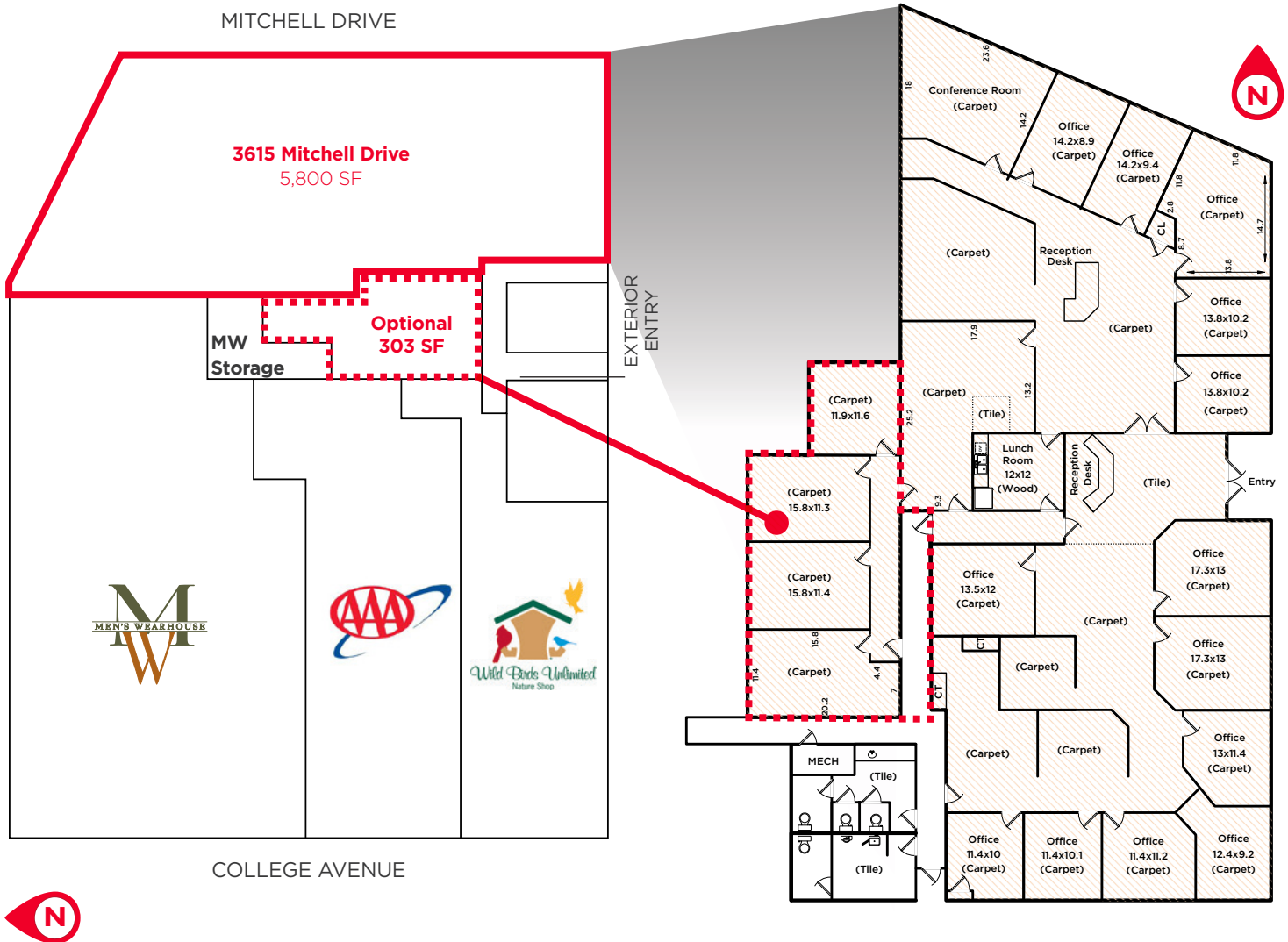
Lease Rate: \$16.00 - \$17.00/SF NNN | NNN: \$6.80/SF

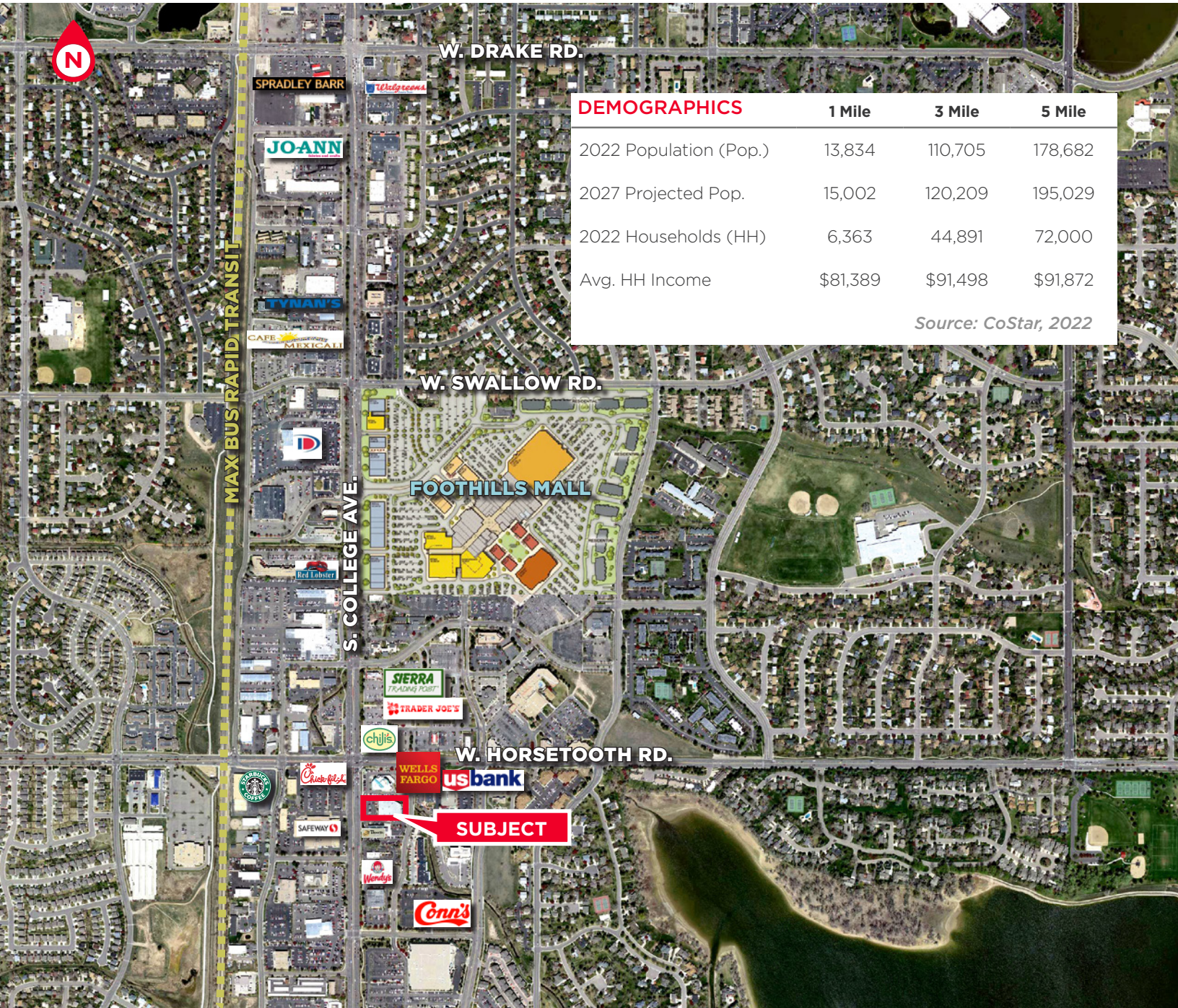
Available with 30 days' notice

Centrally located at one of the highest traffic intersections in Fort Collins, this vibrant retail/office 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 retail trade areas in Fort Collins. The building has excellent monument and building signage available, ample parking and easy access.



FLOOR PLAN





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	13,834	110,705	178,682
2027 Projected Pop.	15,002	120,209	195,029
2022 Households (HH)	6,363	44,891	72,000
Avg. HH Income	\$81,389	\$91,498	\$91,872

Source: CoStar, 2022

For more information, please contact:

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