

MIDTOWN OFFICE SUITES

2000 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525



MIDTOWN FORT COLLINS OFFICE SUITES FOR LEASE

Lease Rate: \$14.00/SF NNN | NNN: \$12.79/SF (Includes Utilities)

This property is located in the heart of Midtown Fort Collins at 2000 South College Avenue. This 18,727 SF multi-tenant office building is anchored by Chase Bank on the main floor and has immediate access and visibility from College Avenue. The building has recently undergone exterior facade improvements, with landscaping upgrades and interior common area renovations in progress. The property is well-equipped to fit small office users as well as larger employers in need of ample parking and access to Fort Collins and the greater Northern Colorado area.

AVAILABILITIES

Floor	Suite	Available SF	Availability
2	207	1,156 SF	Now
2	209 & 210	917-2,151 SF	9/1/2026
3	300 & 308	1,150-2,921 SF	10/1/2026

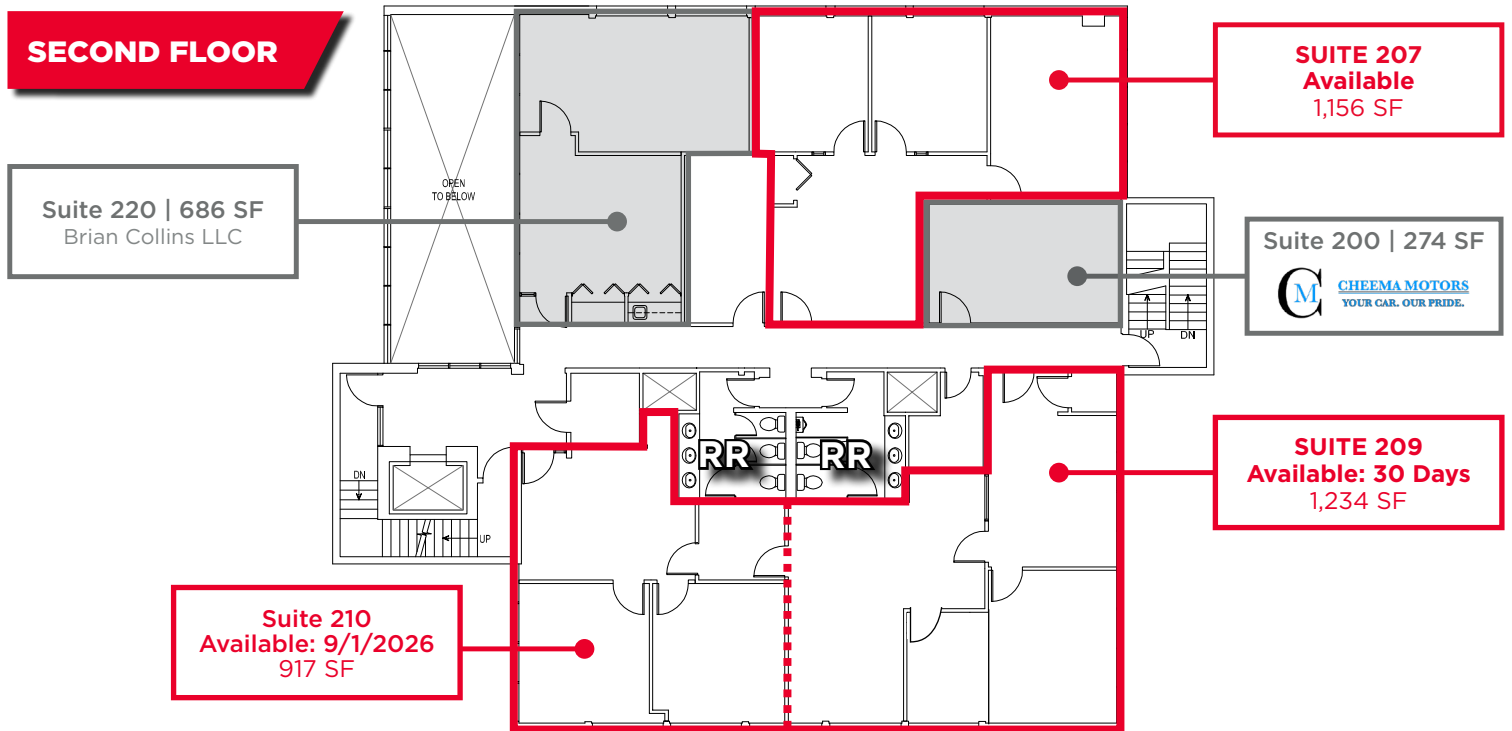
PROPERTY HIGHLIGHTS

- Located in the heart of midtown Fort Collins
- Adjacent to Spring Creek Trail
- Abundant parking
- Over 86,000 vehicles per day on College Avenue at Spring Park Drive
- Building façade and landscaping improvements completed in 2019

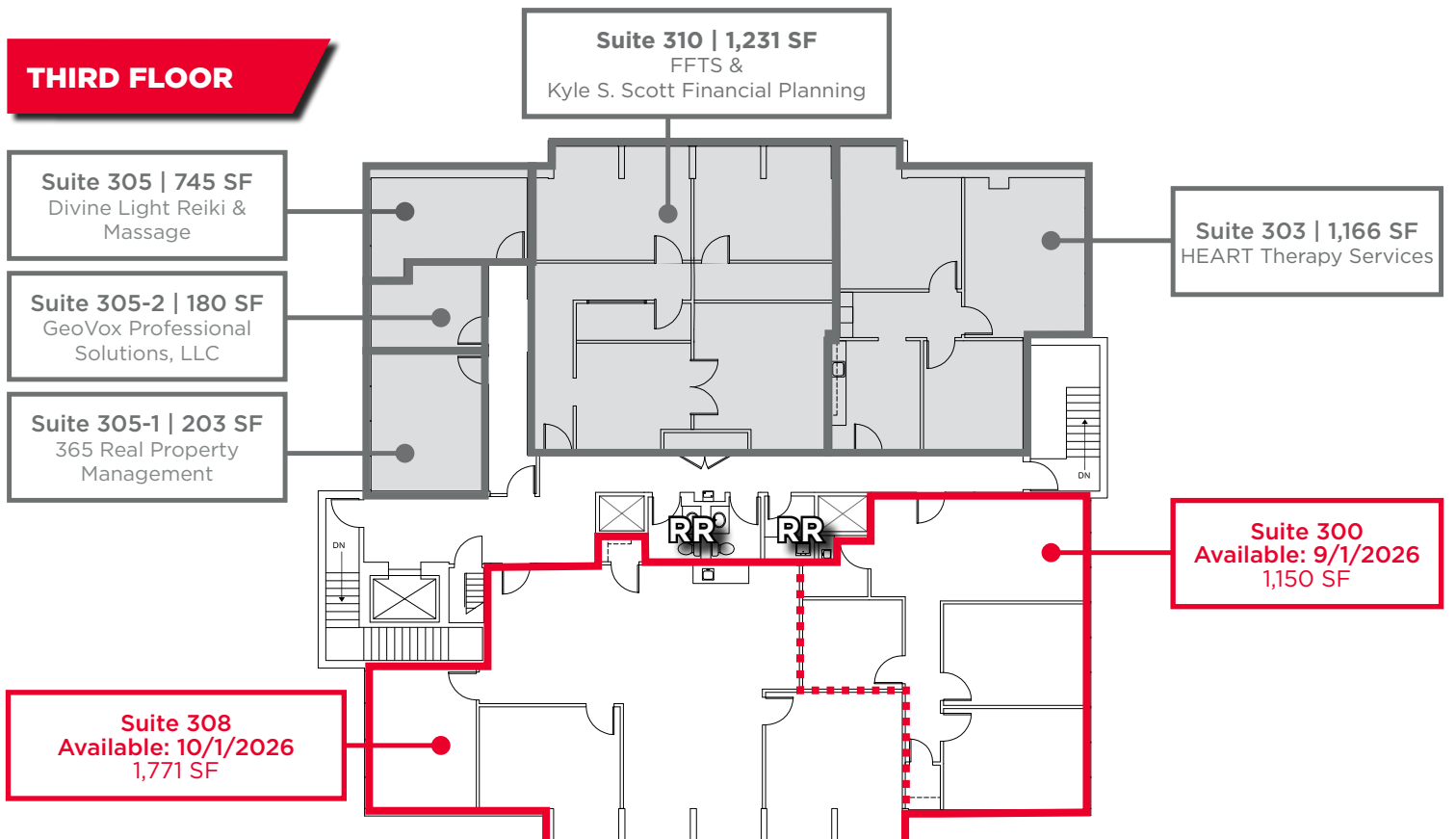
PROPERTY FEATURES

Building Size	18,727 SF
YOC	1979
Elevator	Yes
Signage	Monument
Tenancy	Multi

SECOND FLOOR



THIRD FLOOR



2000 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



PROPERTY PHOTOS

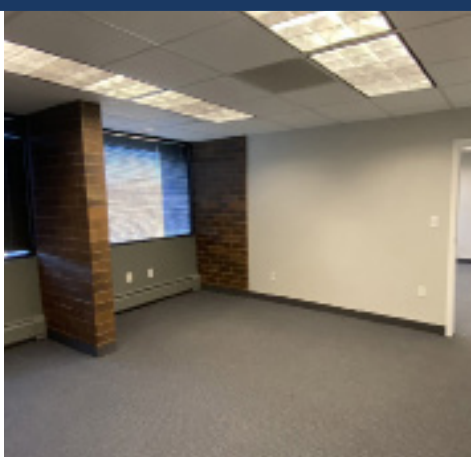
Suite 207



Suite 209



Suite 308



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POPULATION

	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	70,312	181,759	270,591
2029 Projected Pop.	74,908	192,196	288,182
Pop. Growth ('24-'29)	1.3%	1.1%	1.3%

CoStar, 2025

HOUSEHOLDS

	2 Miles	5 Miles	10 Miles
2029 Households (HH)	30,566	78,420	114,509
HH Growth ('24-'29)	1.4%	1.2%	1.4%
Avg. HH Income	\$81,426	\$98,120	\$107,606

CoStar, 2025

For more information, please contact:

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