

MEDICAL OFFICE FOR LEASE

1915 WILMINGTON DR. SUITE 100
FORT COLLINS, CO 80528



FOR LEASE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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Property Summary

Available SF:	2,489 SF
Lease Rate:	\$22 SF
NNN's:	\$14.43 SF
Parking Ratio:	3 : 1,000 SF
Signage:	Front Marquee
# Exam Rooms:	3-4
# Standard Offices:	6
ADA Accessible:	Yes
Bathrooms:	2

Property Overview

This 2,489 SF medical office offers a turn-key layout perfectly suited for healthcare practitioners. The space is thoughtfully designed for efficiency, patient comfort, and professional workflow. ADA accessibility ensures compliance and ease of access for all visitors. Suite 100 is ready for immediate occupancy and ideal for any medical, dental, or wellness practice seeking a professional, patient-friendly environment.

Location Overview

This property sits in one of the most sought-after medical corridors in the region. One block from UCHealth's Harmony Campus and centrally located between Poudre Valley Hospital and Medical Center of the Rockies. Surrounded by a thriving network of physicians, specialists, and healthcare providers, the area offers built-in referral opportunities and strong patient draw. With its prime position in a high-demand healthcare hub, this property offers unmatched convenience for medical professionals looking to establish or grow their practice.

PROPERTY PHOTOS

Medical Office For Lease
1915 Wilmington Drive Suite 100 | Fort Collins, CO 80528



PROPERTY PHOTOS

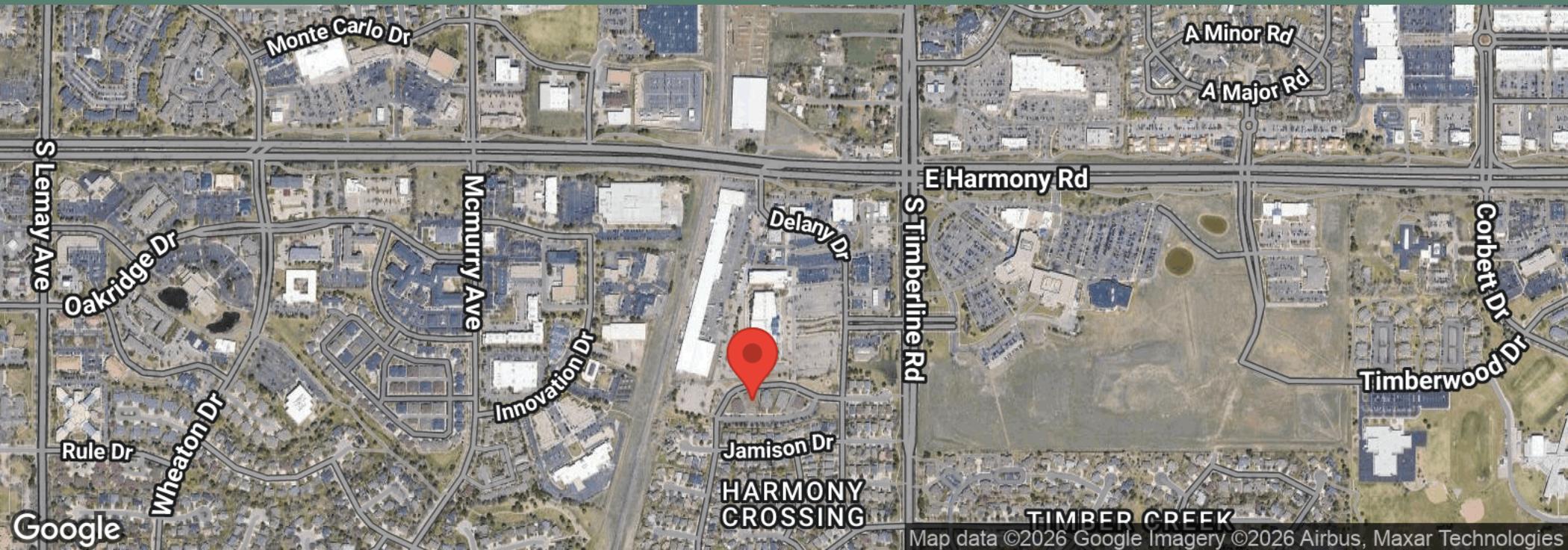
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LOCATION MAPS

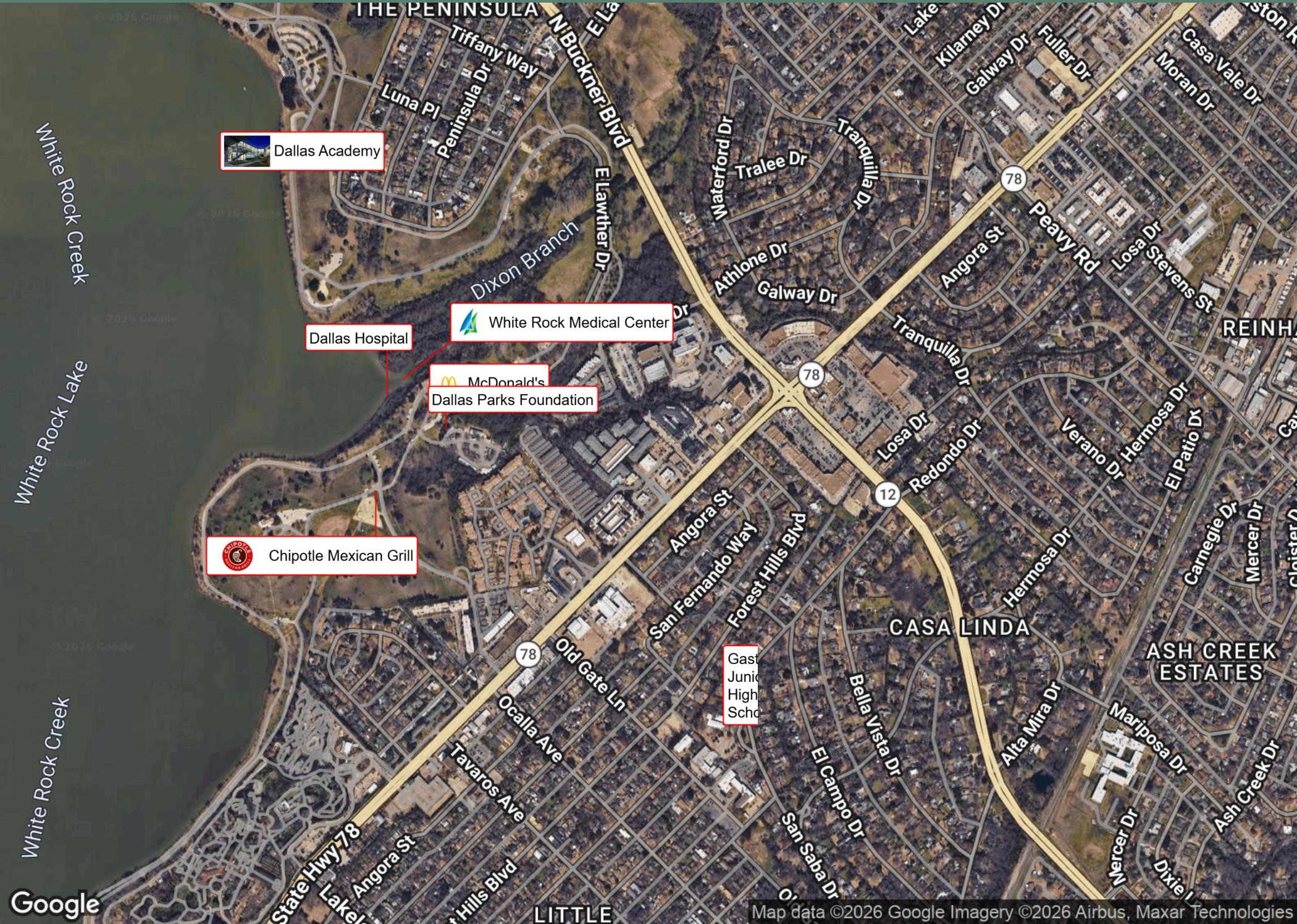
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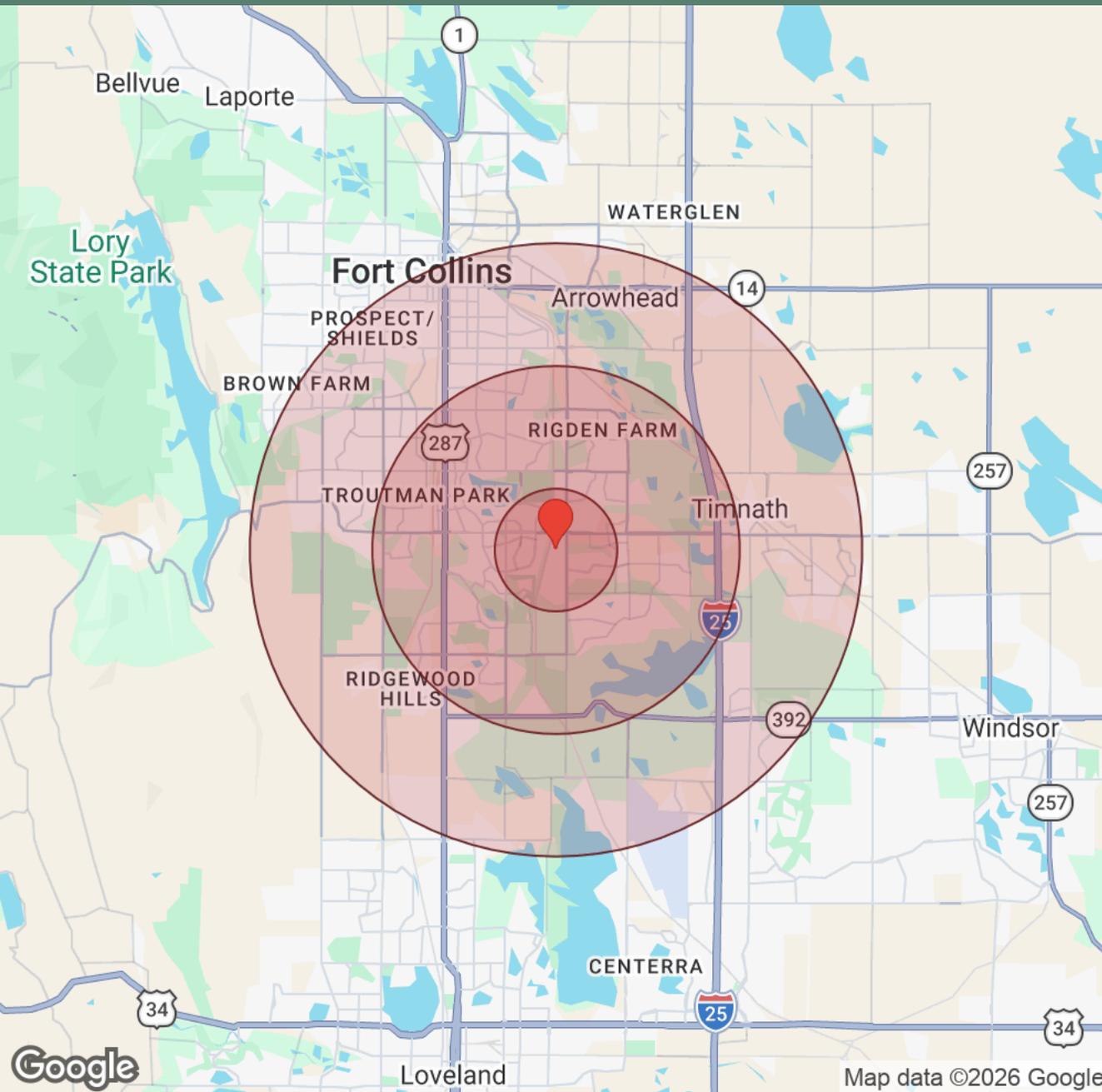
BUSINESS MAP

Medical Office For Lease
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DEMOGRAPHICS

Medical Office For Lease
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Population	1 Mile	3 Miles	5 Miles
Male	5,900	37,201	81,242
Female	5,998	37,400	72,682
Total Population	11,897	74,601	153,924
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,064	58,054	120,461
Black	159	1,223	2,524
Am In/AK Nat	21	164	369
Hawaiian	N/A	22	77
Hispanic	1,823	9,877	20,179
Asian	504	3,193	6,049
Multiracial	314	1,984	4,079
Other	11	75	185
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,635	34,309	67,230
Occupied	5,116	31,011	60,639
Owner Occupied	2,910	17,367	33,136
Renter Occupied	2,206	13,644	27,503
Vacant	519	3,298	6,591
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,780	11,342	21,607
Ages 15 - 24	1,740	11,812	35,141
Ages 25 - 54	4,805	32,302	60,648
Ages 55 - 64	1,271	7,152	13,652
Ages 65+	2,303	11,994	22,875
Income	1 Mile	3 Miles	5 Miles
Median	\$107,880	\$105,793	\$96,832
Under \$15k	264	1,655	5,219
\$15k - \$25k	162	1,012	2,690
\$25k - \$35k	163	1,078	2,709
\$35k - \$50k	436	2,523	5,068
\$50k - \$75k	775	4,130	7,737
\$75k - \$100k	540	4,282	7,897
\$100k - \$150k	1,066	6,509	11,391
\$150k - \$200k	729	4,066	7,157
Over \$200k	982	5,755	10,771

Legend: ● 1 Mile ● 3 Miles ● 5 Miles