

MEDICAL OFFICE FOR LEASE

1915 WILMINGTON DR. SUITE 100
FORT COLLINS, CO 80528



FOR LEASE

TRANSWORLD CRE

5261 S Quebec St Ste 200
Greenwood Village, Colorado 80111

PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY

Commercial Listing Broker
office: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

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PHIL KUBAT
PRINCIPAL & MANAGING BROKER
O: (720) 909-8557
C: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY
COMMERCIAL LISTING BROKER
O: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

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PROPERTY SUMMARY

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

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Property Summary

Available SF:	2,489 SF
Lease Rate:	\$24 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 UCHHealth'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
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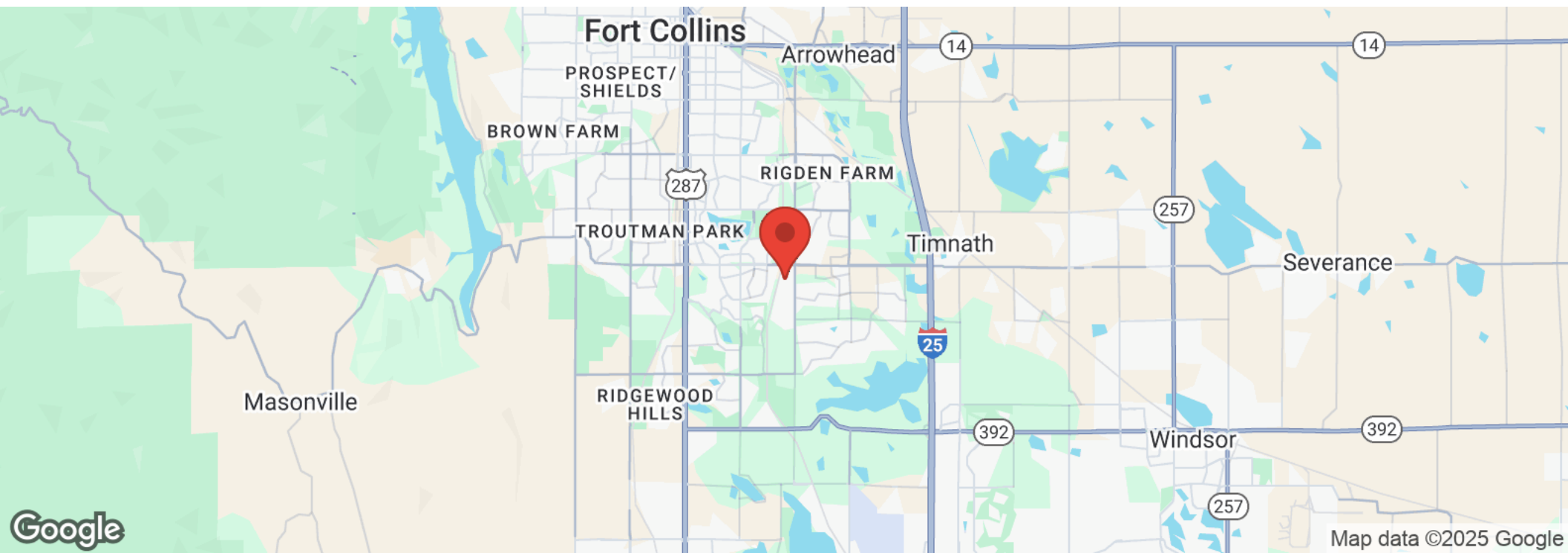
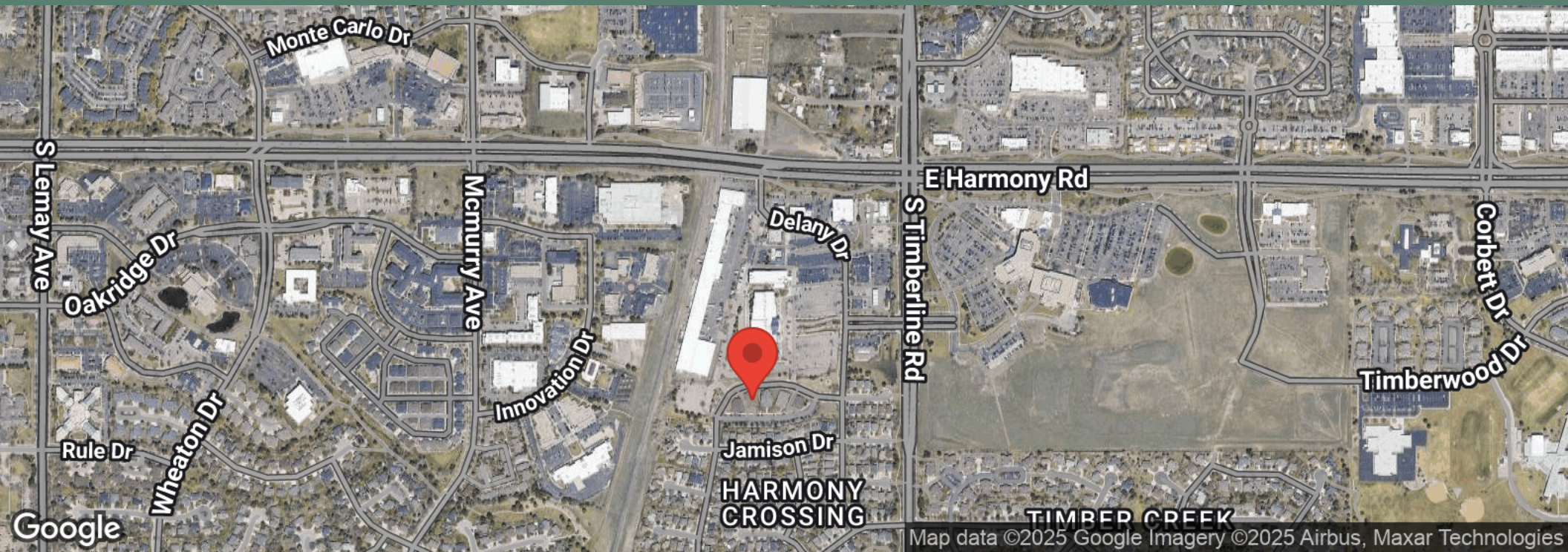


LOCATION MAPS

1915 Wilmington Dr. Suite 100

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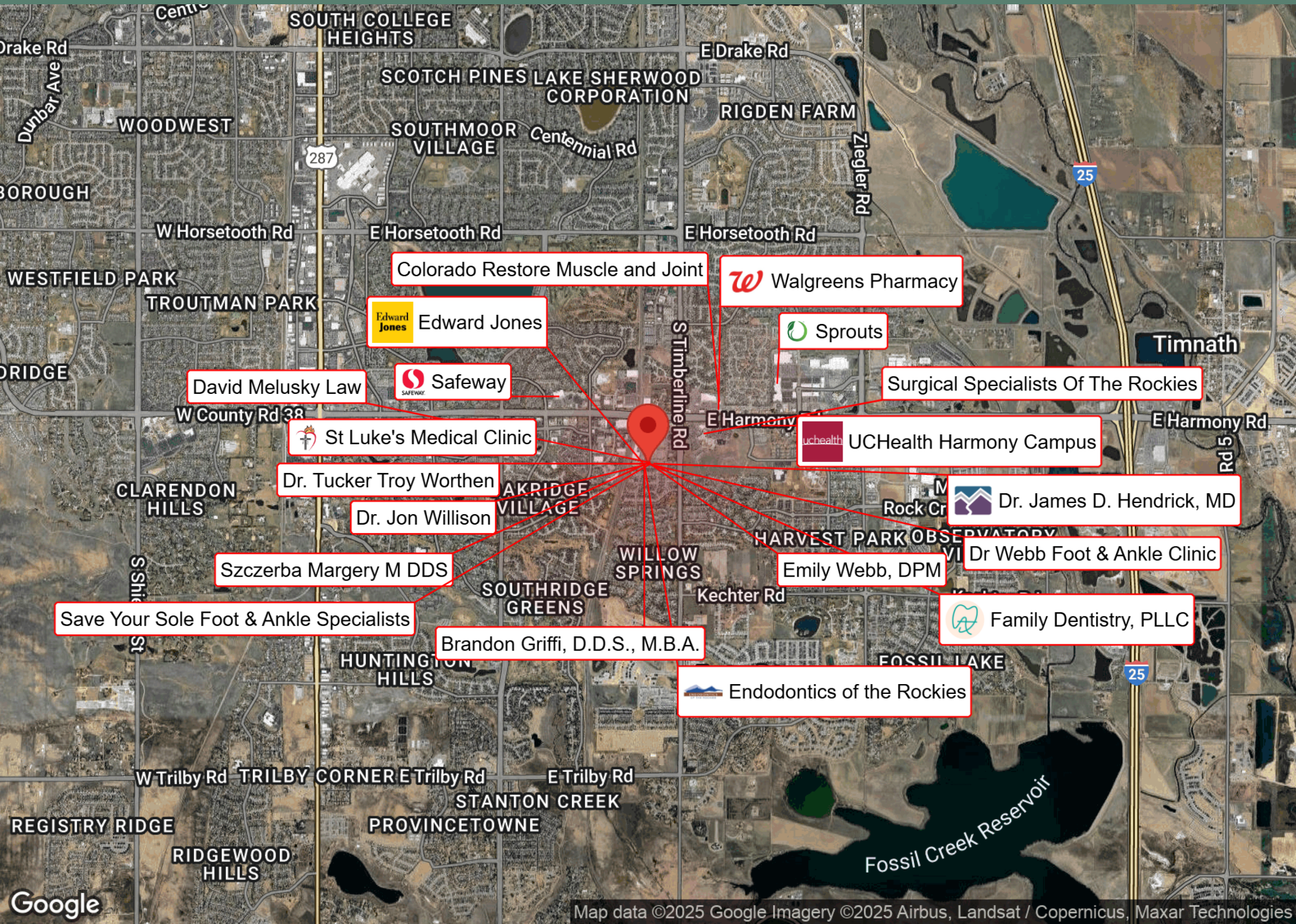


BUSINESS MAP


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Colorado Restore Muscle and Joint

 Walgreens Pharmacy


 Edward Jones


 Sprouts

David Melusky Law


 Safeway

Surgical Specialists Of The Rockies

 St Luke's Medical Clinic

 UCHealth Harmony Campus

Dr. Tucker Troy Worthen

 Dr. James D. Hendrick, MD

Dr. Jon Willison

Dr Webb Foot & Ankle Clinic


Szczerba Margery M DDS

Emily Webb, DPM

Save Your Sole Foot & Ankle Specialists

 Family Dentistry, PLLC

Brandon Griffi, D.D.S., M.B.A.

 Endodontics of the Rockies

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,237	33,933	69,660
Female	6,350	32,682	67,647
Total Population	12,587	66,615	137,307

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,537	11,922	22,605
Ages 15-24	1,745	9,183	17,100
Ages 25-54	5,500	28,205	63,466
Ages 55-64	1,320	8,216	15,886
Ages 65+	1,485	9,089	18,250

Race	1 Mile	3 Miles	5 Miles
White	11,599	62,104	127,754
Black	11	166	649
Am In/AK Nat	15	80	223
Hawaiian	N/A	6	6
Hispanic	1,209	5,182	11,149
Multi-Racial	1,564	5,842	12,738

Income	1 Mile	3 Miles	5 Miles
Median	\$68,605	\$69,969	\$55,527
< \$15,000	482	2,379	7,000
\$15,000-\$24,999	433	2,345	5,589
\$25,000-\$34,999	383	2,187	5,201
\$35,000-\$49,999	584	3,179	6,795
\$50,000-\$74,999	988	5,052	9,159
\$75,000-\$99,999	842	3,767	6,401
\$100,000-\$149,999	721	4,600	8,316
\$150,000-\$199,999	295	1,661	3,147
> \$200,000	344	1,574	2,444

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,024	27,421	56,289
Occupied	4,804	26,197	53,867
Owner Occupied	3,262	17,088	32,638
Renter Occupied	1,542	9,109	21,229
Vacant	220	1,224	2,422