

**MIDTOWN FORT COLLINS LOCATION**



**1,035 SF OFFICE SPACE FOR LEASE IN MIDTOWN FORT COLLINS**

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

\$10.56/SF (Includes Utilities)

Available Now

This office building is in an excellent central Fort Collins location right on College Avenue. With nicely finished professional offices and a shared conference facility, the available suite offers tenancy that is surrounded by countless amenities and is walking distance to the Max Transit line and the Foothills Mall. Tenant improvement allowance is negotiable.

**PROPERTY FEATURES**

Building Size	21,798 SF
Available	Suite 105
Construction Type	Masonry
Parking Spaces	110 Free surface
Parking Ratio	5.05 : 1,000 SF
Sprinklered	Wet

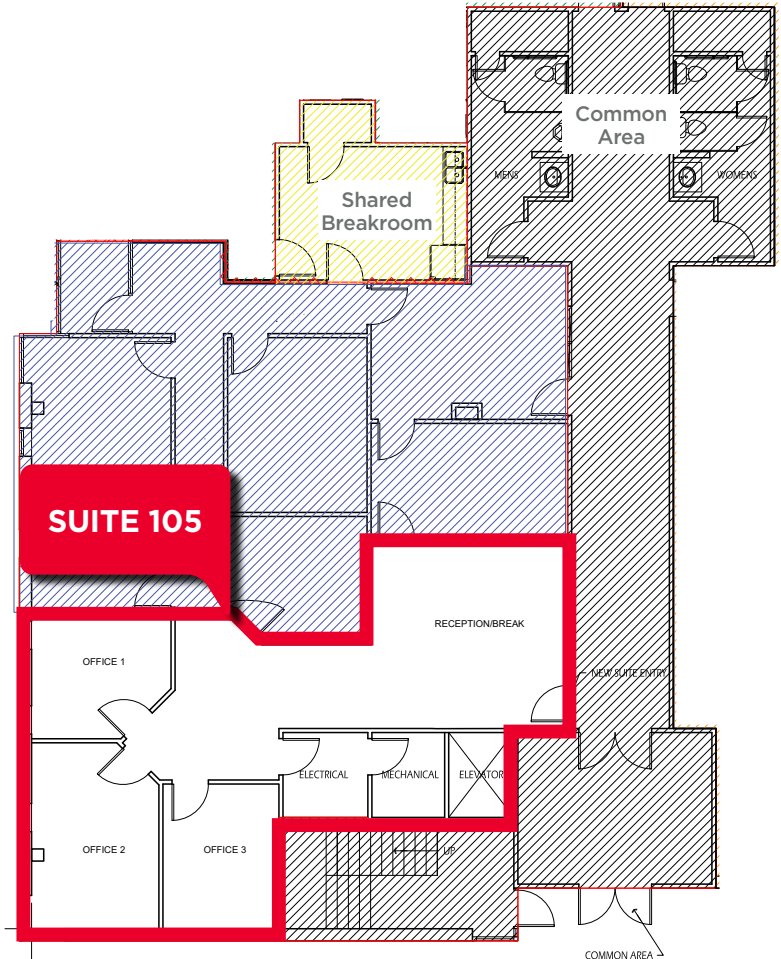






AVAILABLE FOR LEASE

# 3000 SOUTH COLLEGE AVENUE FORT COLLINS, COLORADO 80525



## Demographics

CoStar, 2025

	1 Mile	3 Miles	5 Miles
2024 Population	14,332	119,967	182,971
2024 Total Households	6,521	48,886	74,103
Average HH Income	\$88,659	\$94,641	\$99,855

For more information, please contact:

**AKI PALMER**  
Executive Managing Director  
+1 970 267 7727  
aki.palmer@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)

**JIM PALMER**  
Director/Principal  
+1 970 204 4000  
jpalmer@palmerpropertiesco.com

3665 John F. Kennedy Pkwy,  
Suite #2-300  
Fort Collins, Colorado 80525  
[palmerpropertiesco.com](http://palmerpropertiesco.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.