



AVAILABLE FOR LEASE

3000 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80525



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

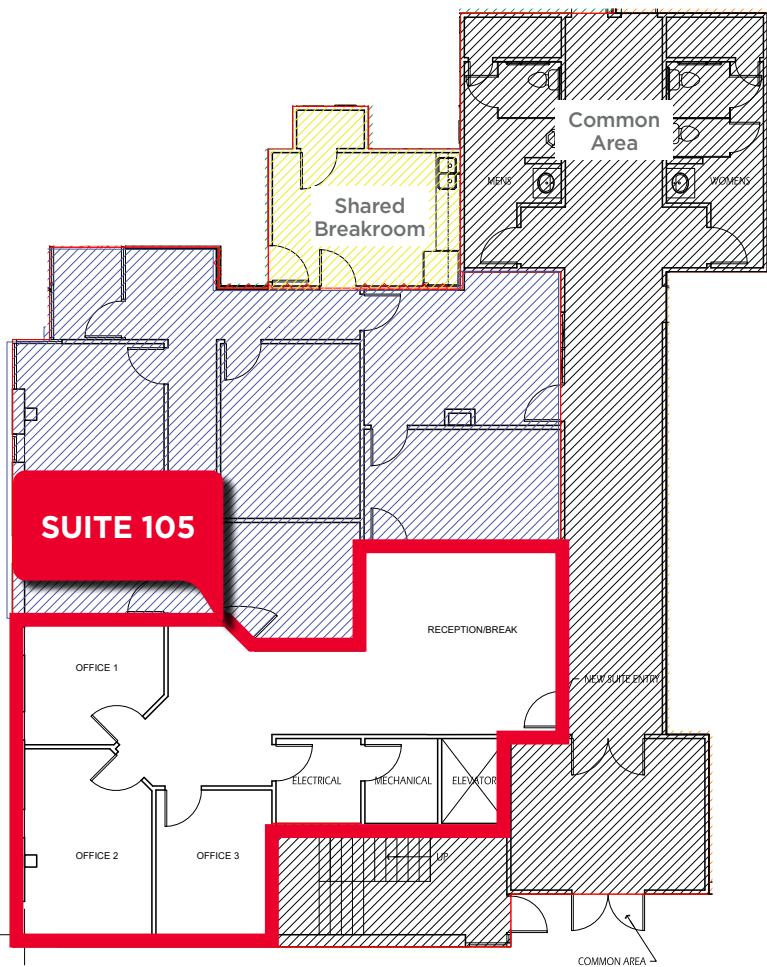
Parking Ratio 5.05 : 1,000 SF

Sprinklered Wet



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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:

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