

# ANB BANK BUILDING

2108 MILESTONE DR, FORT COLLINS, CO 80525



## PROPERTY DESCRIPTION

An exceptional opportunity for your business. This property boasts modern design and impressive common areas. With a strategic location, it offers convenience and visibility for your business. Private parking lot and professional landscaping further enhance the appeal. This property is perfectly suited to accommodate your business's requirements and elevate your operations. Secure this space today. Suite #200 Available.

Utilities included.

## PROPERTY HIGHLIGHTS

- Gross lease includes all expenses except tenant internet
- Common area restrooms and janitorial included
- Modern design and architecture
- Ample on-site parking
- Great visibility

## OFFERING SUMMARY

Lease Rate:	\$25.75 SF/yr (Gross)
Number of Units:	1
Available SF:	2,293 SF
Suite #200 lease rate	\$4,920/month
Utilities Included	
Lot Size:	50,648 SF
Building Size:	12,258 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	318	1,133	4,496
Total Population	955	3,309	11,839
Average HH Income	\$87,423	\$100,384	\$108,346



COMMERCIAL ALLIANCE

Each office independently owned and operated

**BRICE BURKHARDT**

Commercial Broker

O: 970.222.0811

briceb@remax.net

**NICHOLAS WHITWORTH**

Commercial Broker

O: 970.482.1781 | C: 970.222.3010

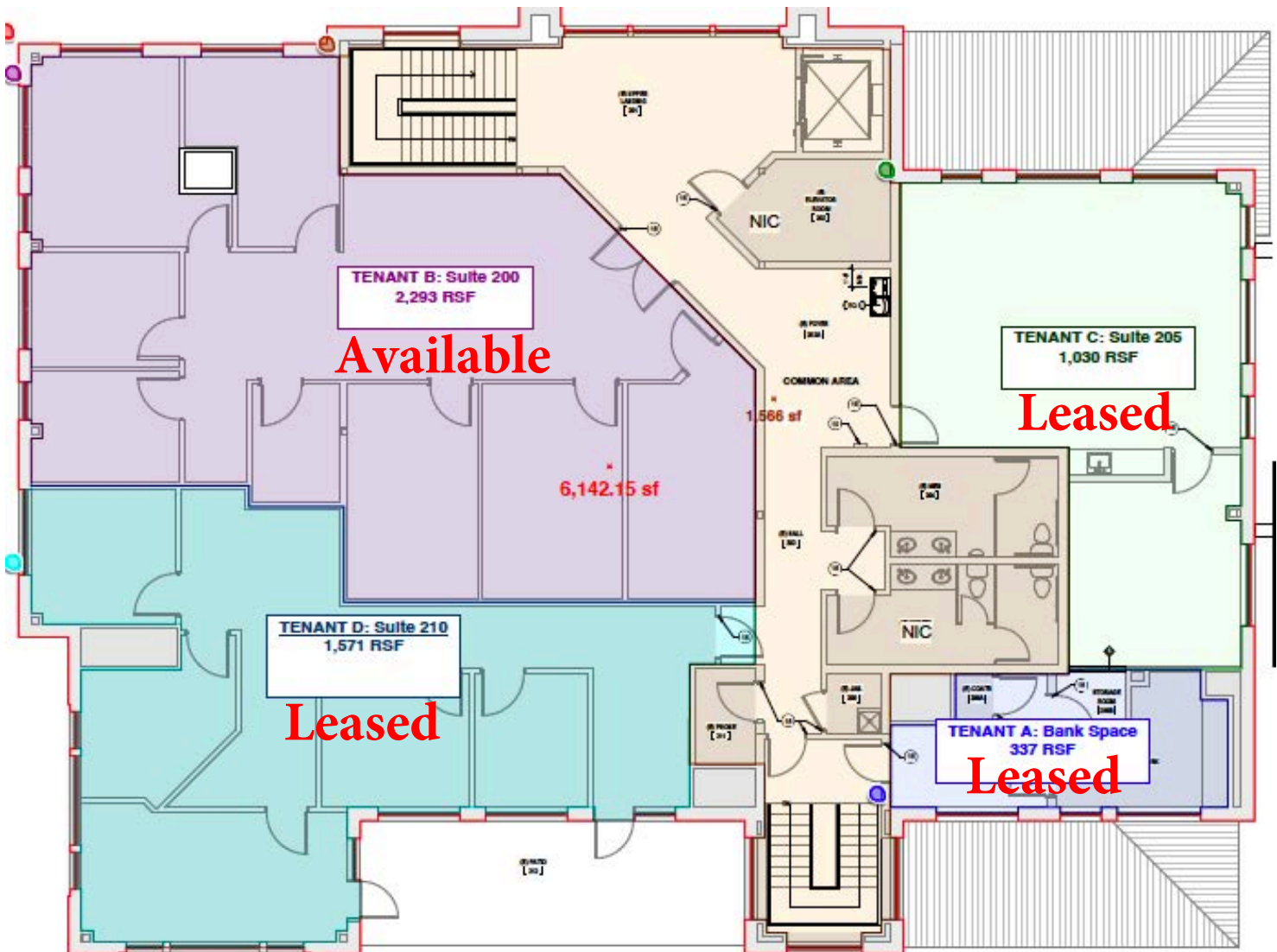
nickw@remax.net

5440 Ward Road, Suite 260, Arvada, CO 80002 coloradocommercialbrokers.com

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FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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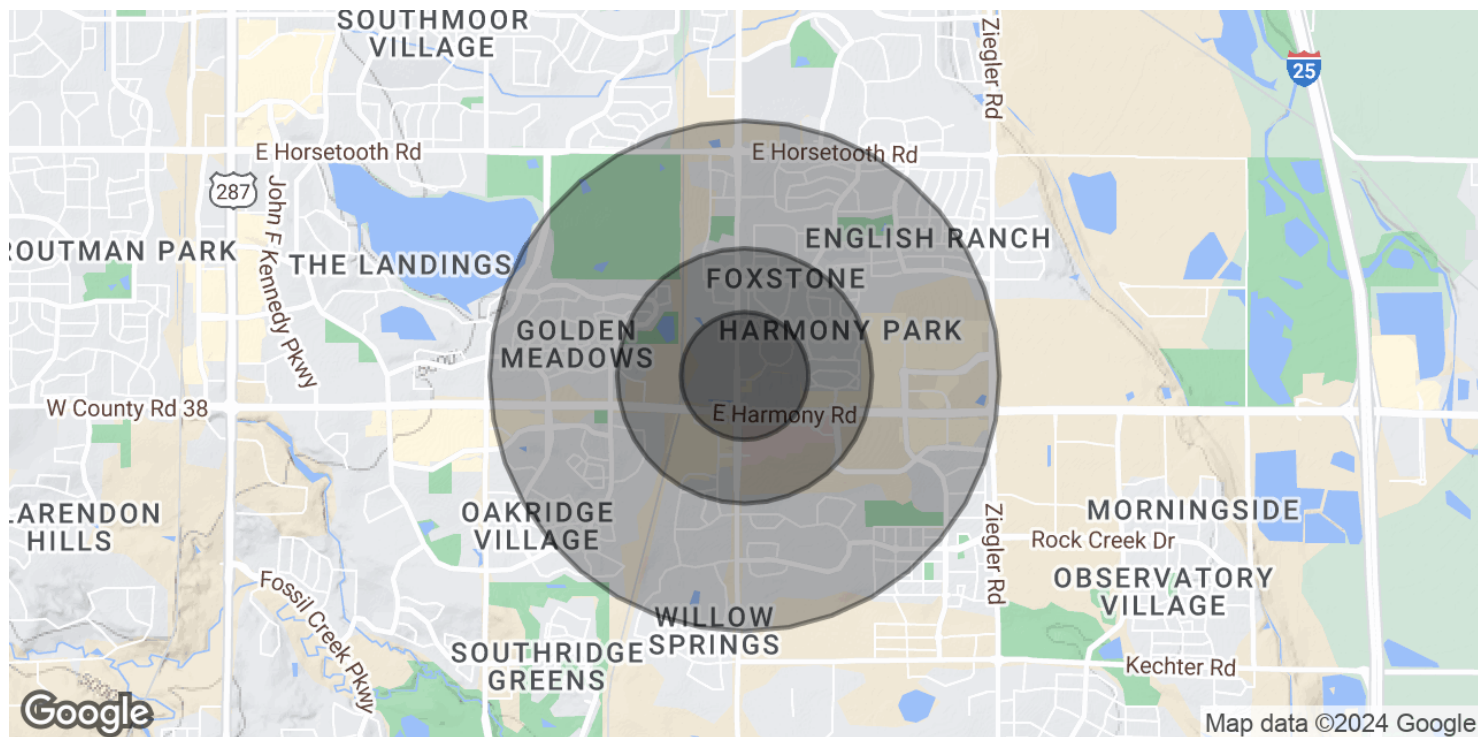
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	955	3,309	11,839
Average Age	29.4	32.3	38.1
Average Age (Male)	25.0	28.5	35.3
Average Age (Female)	36.5	38.7	42.2

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	318	1,133	4,496
# of Persons per HH	3.0	2.9	2.6
Average HH Income	\$87,423	\$100,384	\$108,346
Average House Value	\$298,358	\$330,641	\$372,181

2020 American Community Survey (ACS)



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