



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1300 Riverside Avenue

Fort Collins, Colorado 80524



3 MONTHS FREE RENT

2,182 - 23,871 SF UPSCALE OFFICE SUITES FOR LEASE

LEASE RATE: \$11.00/SF | NNN: \$8.94/SF (ESTIMATED)



PROPERTY FEATURES

Building Size	37,226 SF
Availabilities	Suite 1.1: 10,687 SF Suite 1.3: 2,182 SF Suite 2.1: 8,383 SF Suite 2.2: 2,619 SF Available with 60 day notice
Total	23,871 contiguous SF
YOC	2005
Floors	2
Elevator	Yes
Signage	Building and monument
Tenancy	Multi

PROPERTY HIGHLIGHTS

- Easy access to old town Fort Collins, Colorado State University and UCHealth Poudre Valley Health System
- Large, upscale office suites with modern finishes and natural + accent lighting
- Includes private offices, kitchen/lounge, conference room, reception, and large breakout space
- Abundant parking
- Common area/lobby renovations recently completed
- Furniture available for use



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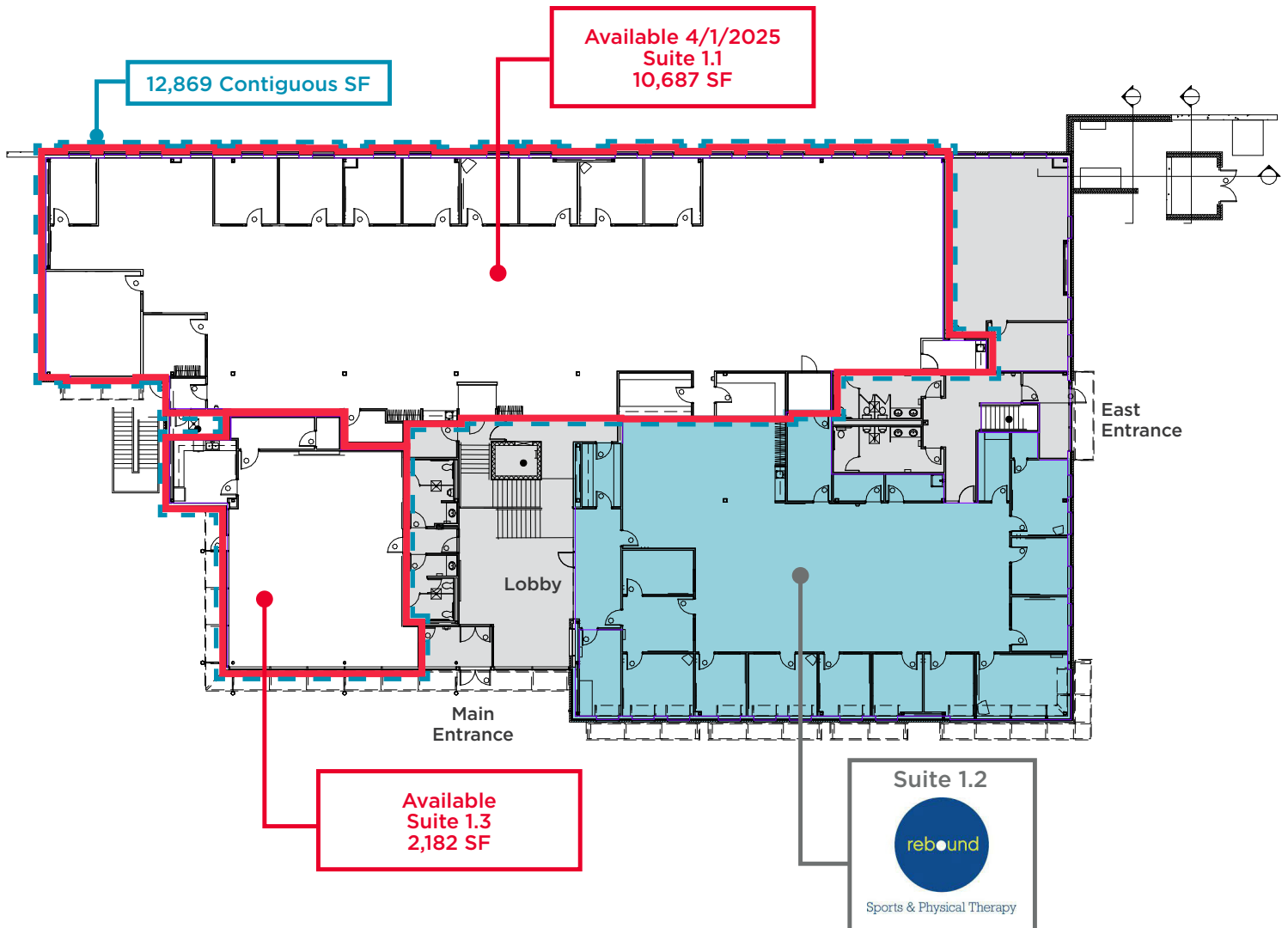
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First Floor: 12,869 SF Available





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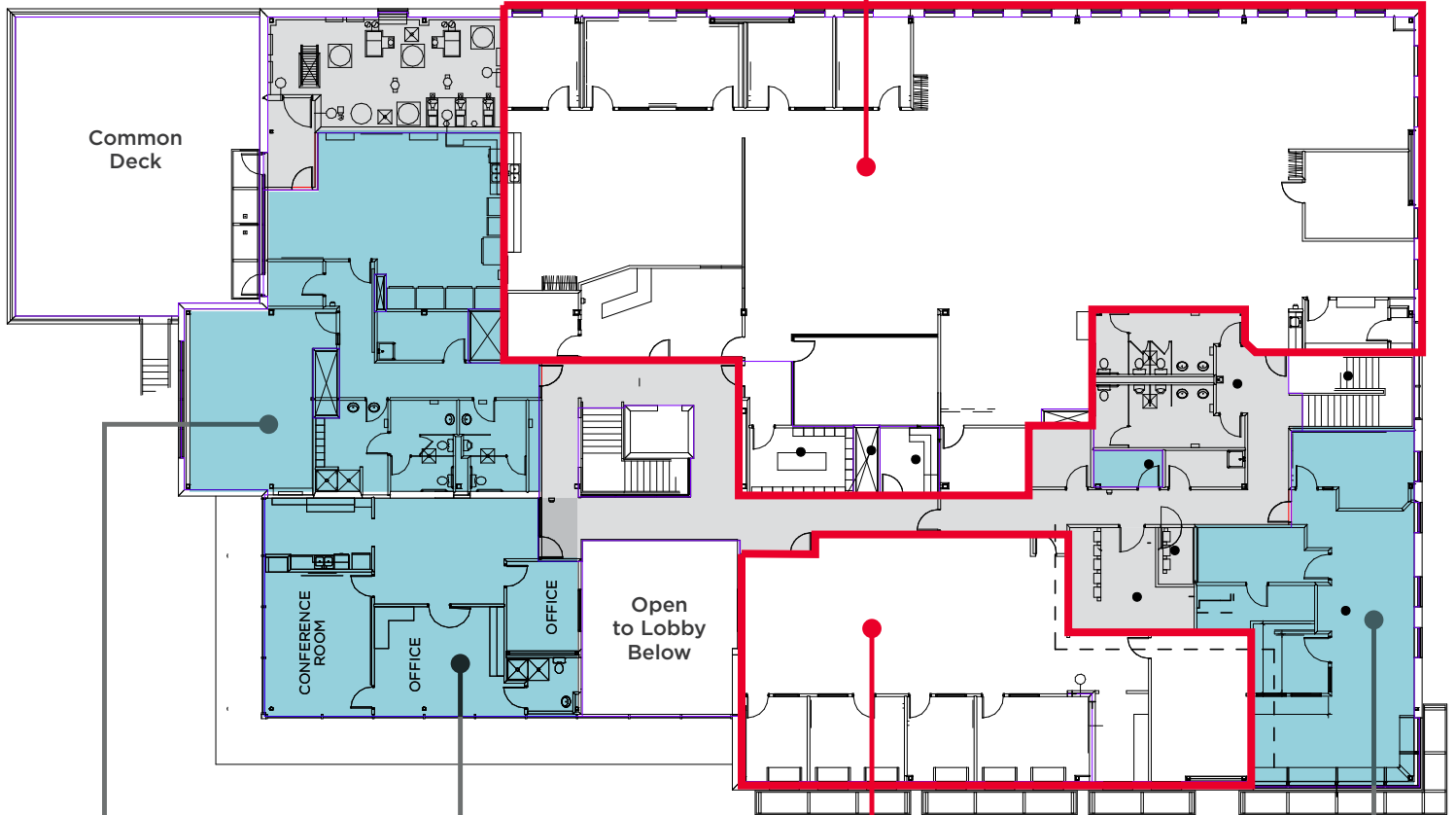
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Second Floor: 8,383 SF Available

Available
Suite 2.1
8,383 SF



Suite 2.4

Unfiltered
Media Group, LLC

Suite 2.3
Black Cat
Erectors LLC

Available with
60 days notice
Suite 2.2
2,619 SF

Suite 2.5
Liska & Smith P.C.



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Demographics	CoStar, 2023		
	1 Mile	3 Miles	5 Miles
2023 Population	6,140	88,736	172,393
Est. 2028 Population	6,197	91,312	176,206
2023 Households	2,732	36,847	70,255
Avg. HH Income	\$85,620	\$81,681	\$91,972



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