

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. Ample parking 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 #210 fully furnished.

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:	2
Available SF:	1,030 SF + 1,571 SF
Unit #205 lease rate	\$2,210/month
Unit #210 lease rate	\$3,371/month
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

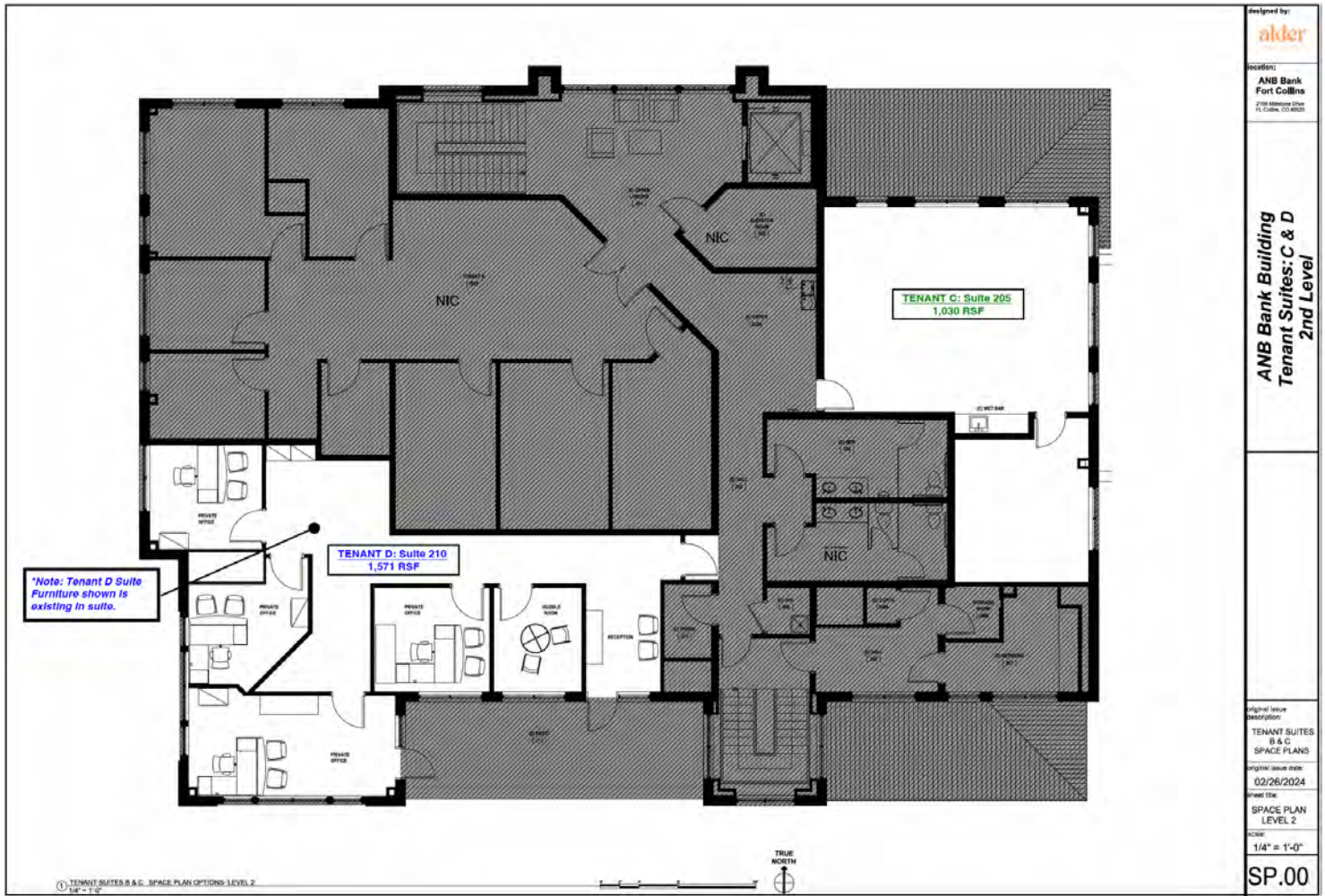
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Designed by:
akler

Location:
ANB Bank
Fort Collins
2108 Milestone Drive
Fort Collins, CO 80525

ANB Bank Building
Tenant Suites: C & D
2nd Level

Original Issue Description:
TENANT SUITES
B & C
SPACE PLANS

Original Issue Date:
02/26/2024

Sheet Title:
SPACE PLAN
LEVEL 2

Scale:
1/4" = 1'-0"

SP.00



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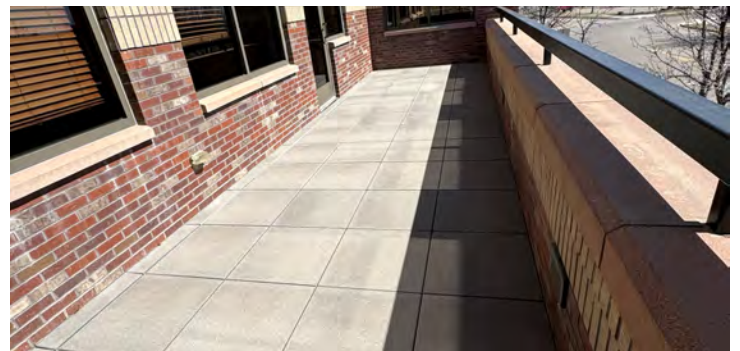
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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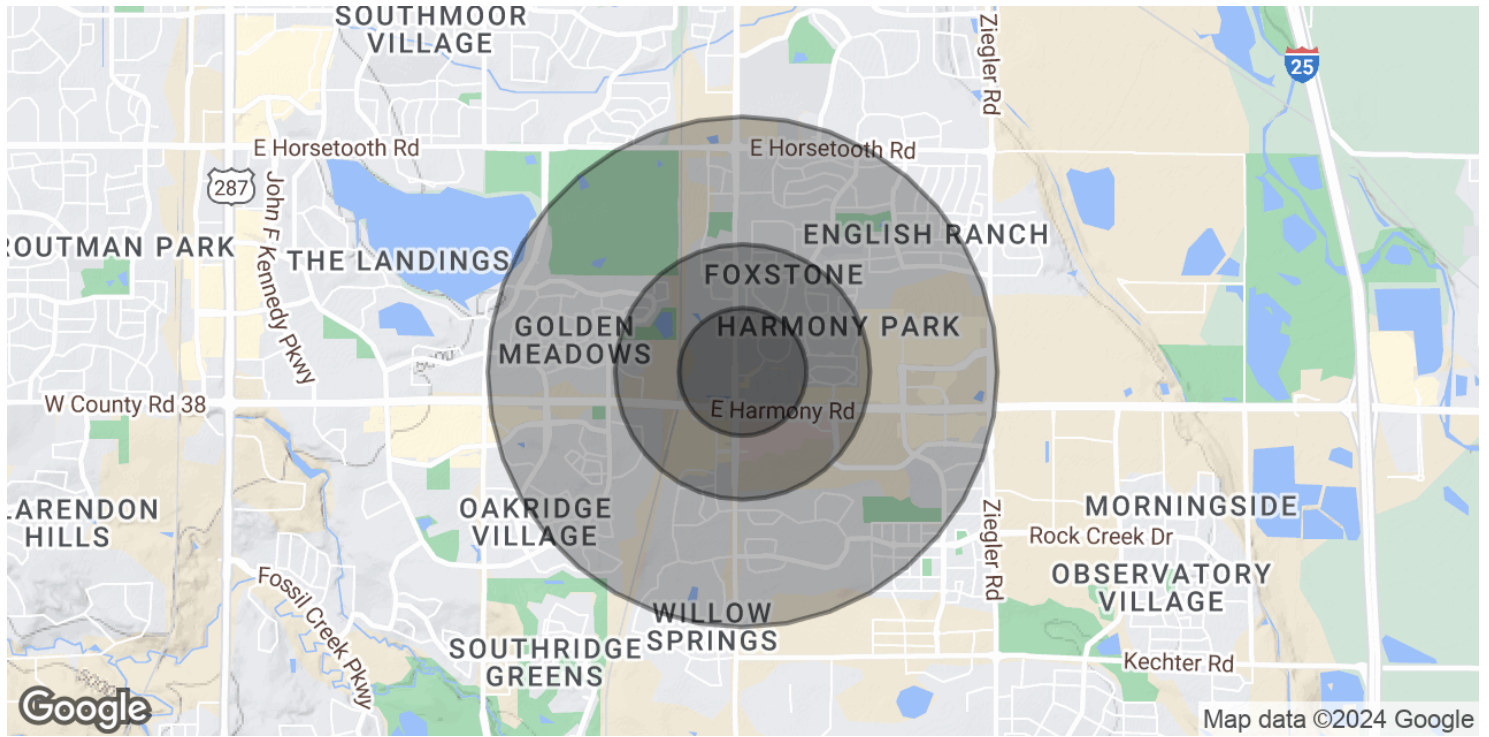
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POPULATION

	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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