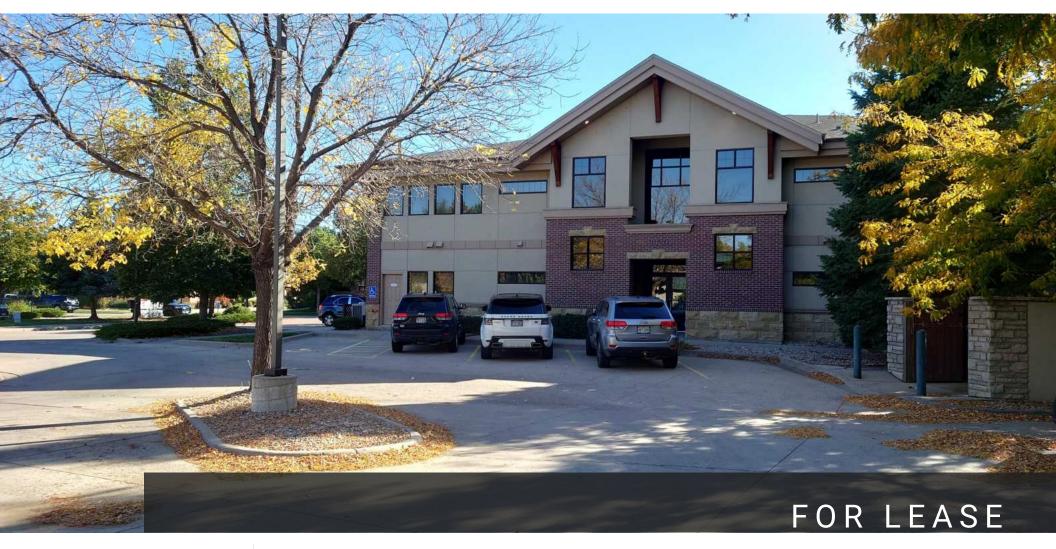
OFFICE FOR LEASE

PROFESSIONAL / MEDICAL OFFICE SPACE

2020 LOWE ST. SUITE 101 FORT COLLINS, CO 80525





5261 Quebec Street, Suite 200 Greenwood Village, Colorado 80111



PRESENTED BY:

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Property Summary

PROPERTY SUMMARY

Prime Medical & Professional Office Space 2020 Lowe Street | Fort Collins, CO 80525





Property Summary

\$18 - \$22 SF
\$11.36 SF
1,512 SF
2
3
Yes
Commercial
Larimer

Property Overview

The building is already home to two established medical practices, creating an environment that naturally supports healthcare and professional users. The existing tenant mix enhances visibility, patient traffic, and overall credibility for any business seeking space within a dedicated medical setting. Suite 101 offers 1,512 SF with a layout that includes two offices, an open work area, and a private restroom. The space can be reconfigured to add one or two additional offices if desired, and a Tenant Improvement Allowance may be available based on the tenant's plans and overall lease terms.

Location Overview

The Timberline and Harmony corridor in Fort Collins is one of the strongest and most active commercial areas in the city, offering excellent visibility, accessibility, and long-term stability for professional and medical office users. This location offers quick access to surrounding residential neighborhoods along with a strong mix of high-traffic businesses and retail amenities that consistently draw activity to the area. The site also features convenient street parking and a prominent marquee sign.

Z S E C T

Photos

PROPERTY PHOTOS

Prime Medical & Professional Office Space 2020 Lowe Street | Fort Collins, CO 80525





PROPERTY PHOTOS

Prime Medical & Professional Office Space









Z

Maps / Demographics

LOCATION MAPS Prime Medical & Professional Office Space 2020 Lowe Street | Fort Collins, CO 80525 SCOTCH PINES LAKE SHERWOOD CORPORATION RIGDEN FARM WOODWEST SOUTHMOOR VILLAGE 287 W Horsetooth Rd E Horsetooth Rd E Horsetooth Rd ESTFIELD PARK **ENGLISH RANCH** TROUTMAN PARK THE LANDINGS **FOXSTONE** Timnath W County Rd 38 E Harmony Rd E Harmony Rd Ziegler Ro CLARENDON HILLS OAKRIDGE MORNINGSIDE VILLAGE Rock Creek Dr Map data ©2025 Google



BUSINESS MAP Prime Medical & Professional Office Space 2020 Lowe Street | Fort Collins, CO 8<u>0525</u> PINECONE **NELSON FARM** Fort Collins High School VILLAGE EAST STONE RIDGE E Horsetooth Rd Sinclair Gas Station WARREN SHORES IMBERLINE Timberline Gymnastics McKinley College Warren Lake ENGLIS Linton Elementary School FOXSTONE THE LANDINGS PARK Ticonderogal Lowe's Sprouts ____ 4llstate ANB Bank Walgreens PARK Safeway EN Front Range Village MILEN DWS Whalers Way Circle K **SEPHORA** Burlington E Harmony Rd E Harmony Rd E Harmony Rd ge Dr Starbucks **UCHealth Pharmacy** ① fnbo Bank of Colorado HARMONY MORN MBER CREE M Advanced Neurology of Colorado OAKRIDGE Loaf N Jug Pock Creek Dr Oakridge KinderCare Stelson Creek O UCHealth Harmony Campus HARVEST PARK OBSERVAT MIRAMONT Surgical Specialists Of The Rockies VILLAG WILLOW SPRINGS SAGE CREEK

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

SOUTHRIDGE

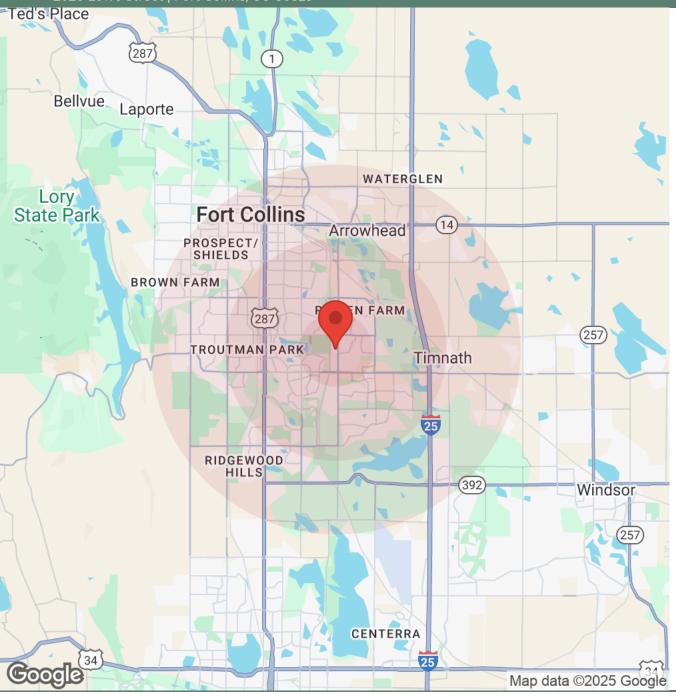
GREENS

Google

DEMOGRAPHICS

Prime Medical & Professional Office Space 2020 Lowe Street | Fort Collins, CO 80525





Population	1 Mile	3 Miles	5 Miles
Male	5,514	38,697	89,774
Female	5,610	38,413	79,797
Total Population	11,124	77,111	169,571
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,706	11,605	23,737
Ages 15-24	1,547	12,730	39,707
Ages 25-54	4,494	33,286	67,561
Ages 55-64	1,293	7,150	14,623
Ages 65+	2,082	12,338	23,944
Income	1 Mile	3 Miles	5 Miles
Median	\$102,885	\$99,574	\$93,634
< \$15,000	318	2,038	6,096
\$15,000 \$15,000-\$24,999		1,133	3,073
	207	•	•
\$25,000-\$34,999	140	1,262	3,186
\$35,000-\$49,999	363	2,831	5,994
\$50,000-\$74,999	681	4,584	8,861
\$75,000-\$99,999	479	4,425	8,608
\$100,000-\$149,999	1,026	6,400	12,638
\$150,000-\$199,999	592	4,039	7,573
> \$200,000	733	5,683	11,223
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,014	35,874	74,674
Occupied	4,539	32,393	67,253
Owner Occupied	2,944	17,350	35,872
Renter Occupied	1,595	15,043	31,381
Vacant	475	3,482	7,422