

OFFICE FOR LEASE

# PROFESSIONAL / MEDICAL OFFICE SPACE

2020 LOWE ST. SUITE 101 FORT COLLINS, CO 80525



FOR LEASE

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

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# SECTION I

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## Property Summary





# PROPERTY SUMMARY

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



## Property Summary

Lease Rate:	\$18 - \$22 SF
NNN's:	\$11.36 SF
Total Available:	1,512 SF
Offices:	2
Parking Spaces:	3
ADA Accessible:	Yes
Zoning:	Commercial
County:	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.

# SECTION II

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## Photos



## PROPERTY PHOTOS

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





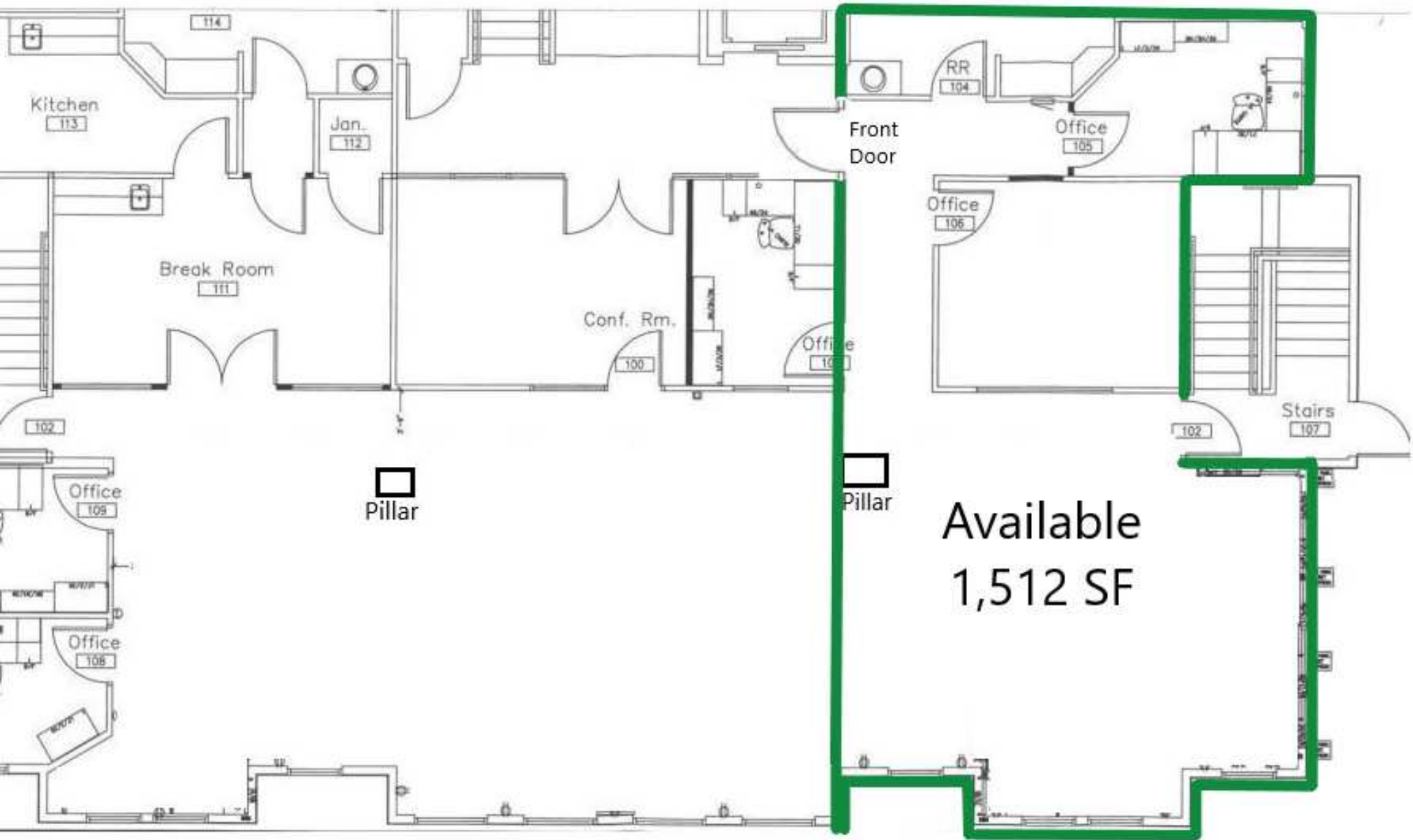
## PROPERTY PHOTOS

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



# PROPERTY PHOTOS

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# SECTION III

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## Maps / Demographics



# LOCATION MAPS

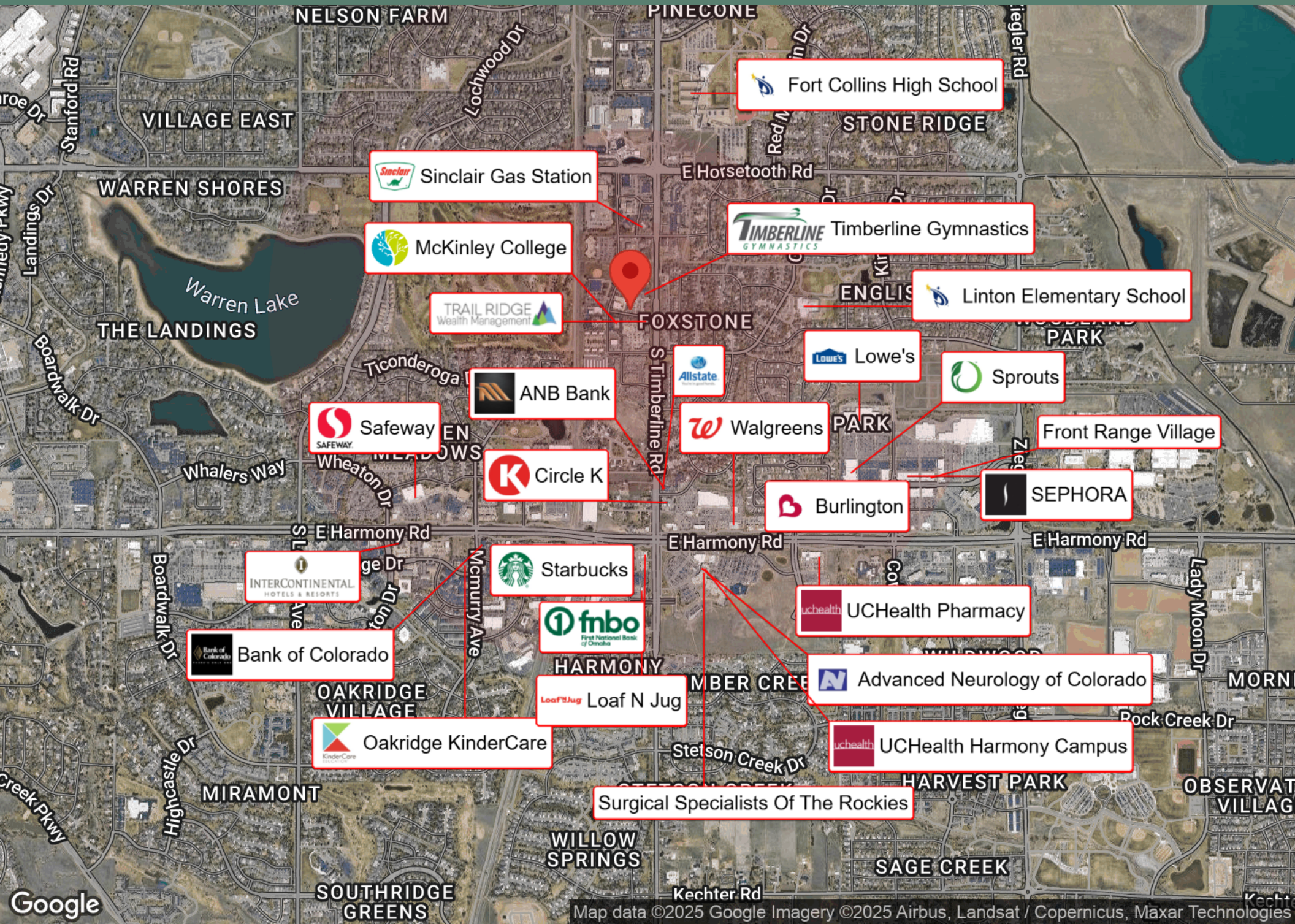
Prime Medical & Professional Office Space  
2020 Lowe Street | Fort Collins, CO 80525





# BUSINESS MAP

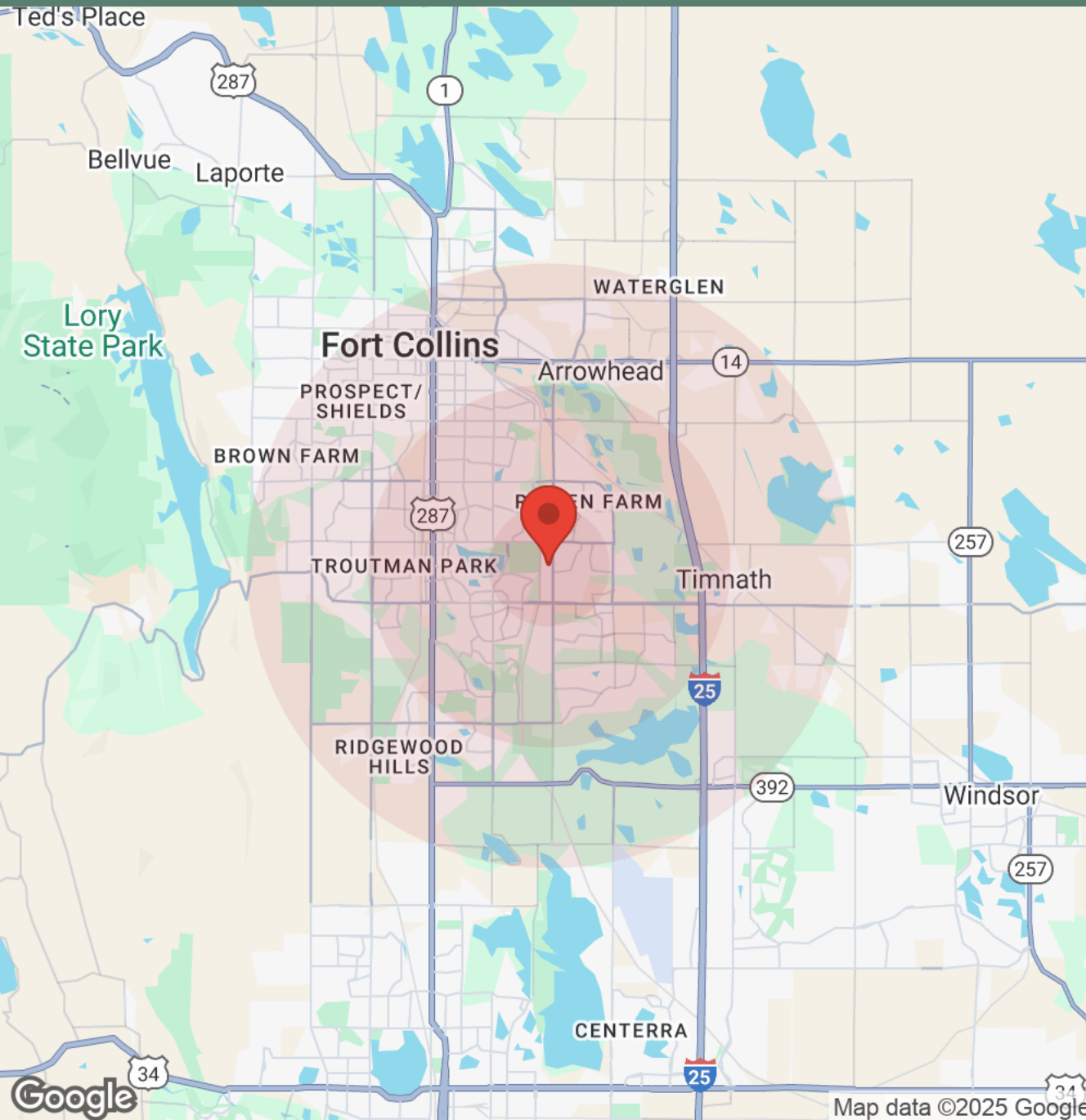
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# DEMOGRAPHICS

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-\$24,999	207	1,133	3,073
\$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