



CENTRALLY LOCATED PROFESSIONAL OFFICE SUITES

PROPERTY TYPE: **OFFICE**

AVAILABLE: **1,334 - 6,404 RSF**

LEASE RATE: **\$17.50/RSF NNN**

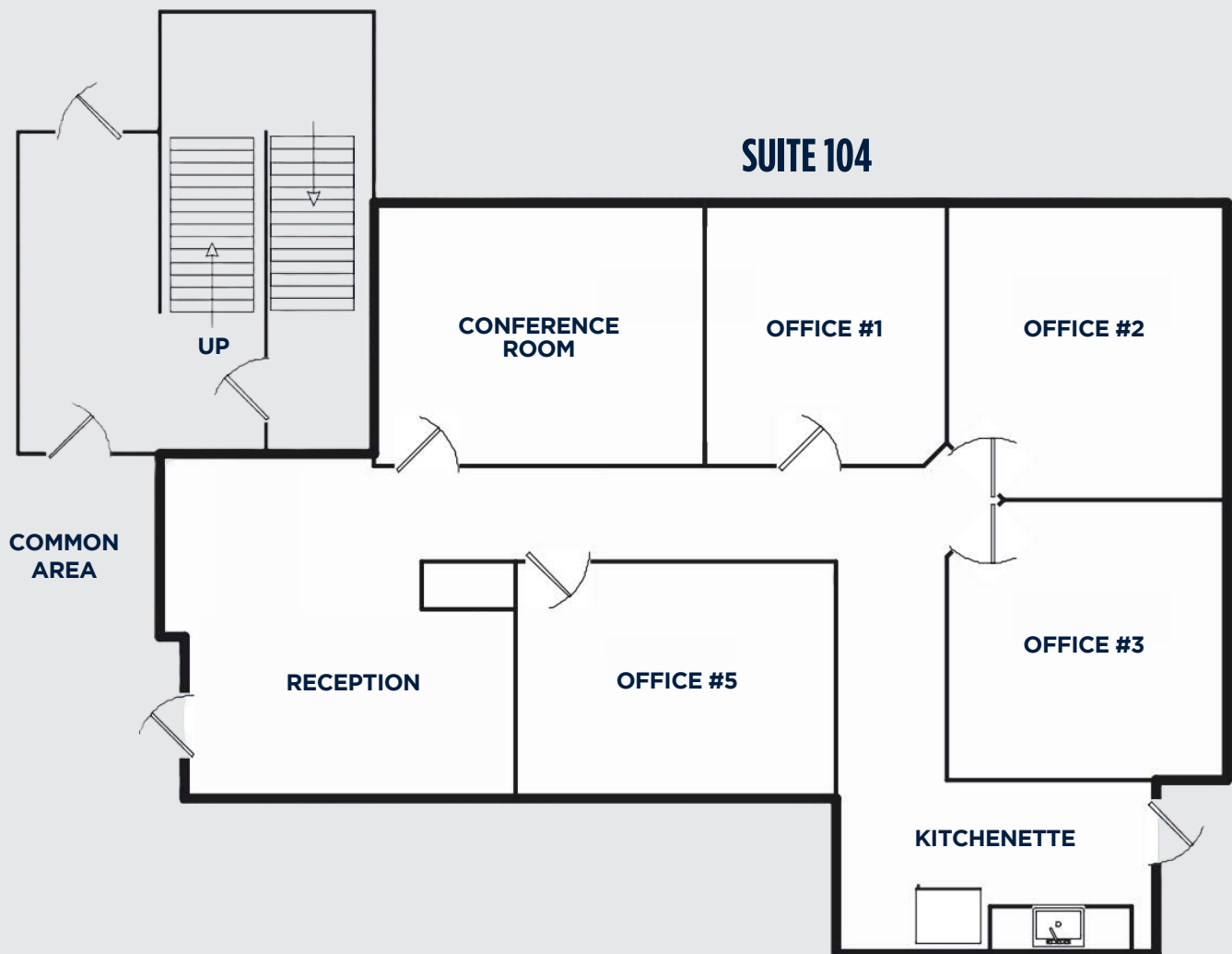
EST. NNN EXPENSES: **\$14.47/RSF**

FEATURES:

- Suite 104: 1,334 RSF first floor corner suite with offices along the window line. Available within 60 days
- Suite 200: 5,070 RSF full floor suite with multiple offices along the window line, open work spaces and private patio (suite can be demised)
- Excellent south Fort Collins location with easy access to the Harmony Corridor, I-25 and HWY 287
- Ample on-site parking

SUITE 104 FEATURES:

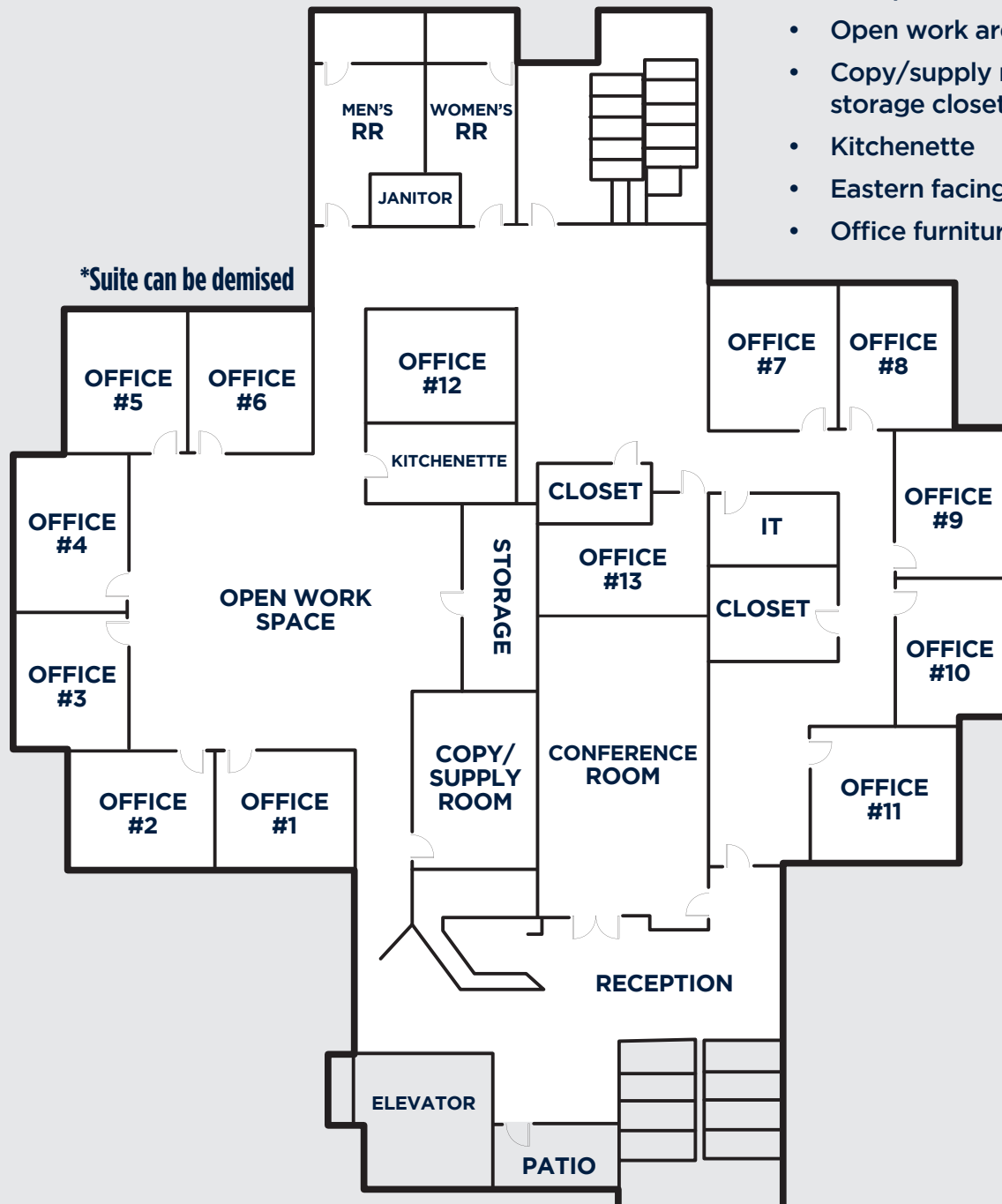
- Four private offices
- Conference room
- Reception area
- Kitchenette with dishwasher
- Corner suite with mountain views
- Available within 60 days



SUITE 200 FEATURES:

- 13 private offices; 11 offices along the window line, plus two interior offices
- Large conference room
- Reception area
- Open work area
- Copy/supply room, plus additional storage closets
- Kitchenette
- Eastern facing private patio
- Office furniture included

SUITE 200



FLOOR PLAN

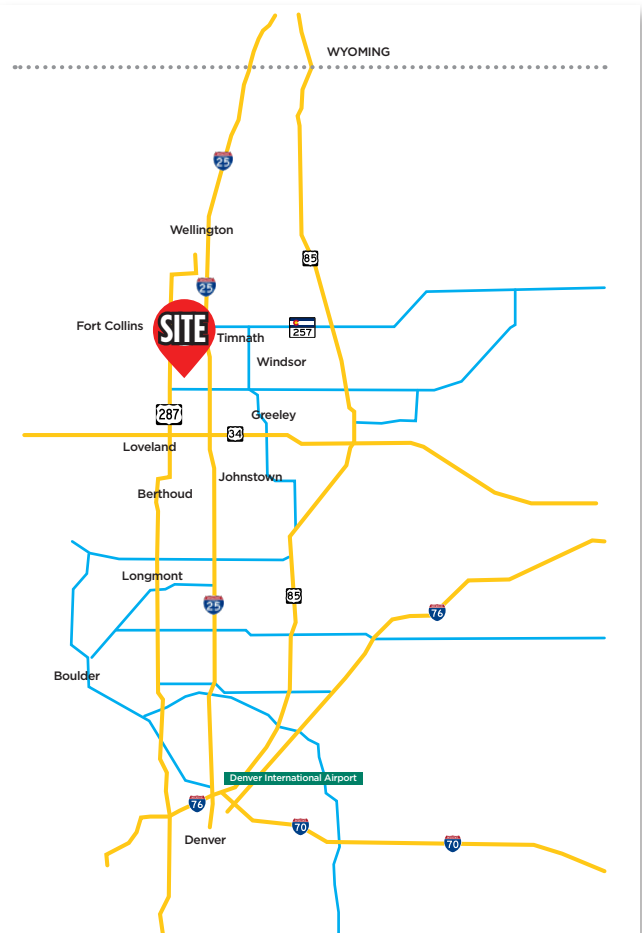
4745 BOARDWALK DR., BLDG. D, STE. 104 & 200 • FORT COLLINS, CO 80525



ABOUT NORTHERN COLORADO:

Northern Colorado is one of the fastest growing and most economically vibrant regions in the Mountain West. Strategically located along the I-25 corridor between Denver and Cheyenne, the region provides access to a highly educated workforce, a diverse economic base, and exceptional quality of life.

Home to Colorado State University and the University of Northern Colorado, Northern Colorado benefits from a strong pipeline of talent supporting industries including technology, healthcare, advanced manufacturing, professional services, energy, and agriculture. The region's growing population, business-friendly environment, and access to major transportation networks continue to attract employers ranging from innovative startups to national and international corporations.



Area Demographics

	2 Miles	5 Miles	10 Miles
Population			
2025 Population	42,140	171,360	336,492
Annual Growth 2025-2030 (projected)	0.60%	0.70%	0.80%
Median Age	38.5	33.4	36.5
Bachelor's Degree or Higher	53%	51%	48%
Households			
2025 Households	18,009	68,640	134,486
2030 Household Projections	18,572	71,327	140,369
Total Specified Consumer Spending (\$)	\$658.7M	\$2.4B	\$4.9B
Income			
Avg. Household Income	\$120,699	\$108,920	\$113,719
Median Household Income	\$97,637	\$81,744	\$88,350

*Source, CoStar

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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