

1630 S Lemay Ave

Units 5 & 6 · Fort Collins, CO 80525

Retail units for lease in Park Central — Lemay and Prospect, one of Fort Collins' most established retail corners.

SPACE AVAILABLE

1,237–2,474 SF

LEASE RATE

\$22.00/SF NNN

NNN RATE

\$13.45/SF

*Plus trash & water

GROSS MONTHLY RENT

\$3,654.30 – \$7,308.61

PROPERTY OVERVIEW

Park Central • 1630 S Lemay Ave
Fort Collins, CO 80525



SPACE AVAILABLE

Unit 5	1,237 SF
Unit 6	1,237 SF
Combined units 5–6	2,474 SF

RENT

Lease rate	\$22.00/SF
NNN rate*	\$13.45/SF

GROSS MONTHLY RENT

\$3,645.30 – \$7,308.61

Plus trash & water. *2026 estimate.

LOCATION

- S Lemay Avenue at E Prospect Road, among residential neighborhoods, restaurants, and retail

THE CENTER

- Nicely maintained center with exterior touches including flower bowls and a fountain
- Building and monument signage available
- Ample onsite parking

FLOOR PLANS UNITS 5 & 6

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COMBINED UNITS 5-6 2,474 SF

UNIT 5

1,237 SF

reception, three rooms,
restroom



UNIT 6

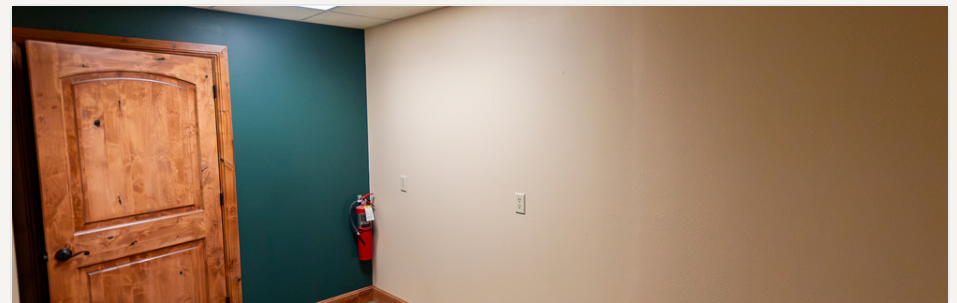
1,237 SF

open retail, back office,
private office, restroom



PROPERTY PHOTOS UNIT 5

1,237 SF
Fort Collins, CO 80525



PROPERTY PHOTOS UNIT 6

1,237 SF
Fort Collins, CO 80525



1630 S Lemay Ave

— UNITS 5 & 6 · FORT COLLINS, CO —

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.