

512 5th Street, Berthoud, CO
SECOND FLOOR OFFICE SUITE FOR LEASE



ONE SPACE REMAINING

PROPERTY DETAILS

Available Space: SUITE B - 1,168 RSF

Lease Rate: \$15.00/SF

Expenses: \$12.90/SF
(including utilities)

Co-Tenants:

- TB Group
- Berthoud Weekly Surveyor
- Treehouse Management Services
- State Farm

Rico Devlin

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BERTHOUD OFFICE SUITE

LEASE RATE: \$15.00/RSF NNN (EST. \$12.90/SF)

- Well appointed office space on Mountain Avenue in Berthoud, with historic charm & modern updates
- South facing, second floor space with lots of windows and abundant natural light
- Flexible floor plan with open areas and ability to add separate offices, conference rooms, and break rooms, depending upon tenant needs
- Elevator served second floor suite with shared restrooms and common hallways
- Off-street parking available, and plenty of street parking nearby
- Walkable distance to several restaurants, bakery, coffee shop and Hays Market



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,255	15,998	26,457
Avg. HH Income	\$128,161	\$137,152	\$135,447
Households	3,271	6,177	10,474
Businesses	330	476	720
Employees	2,595	3,440	5,151



TRAFFIC COUNTS (Source: STDBOnline)

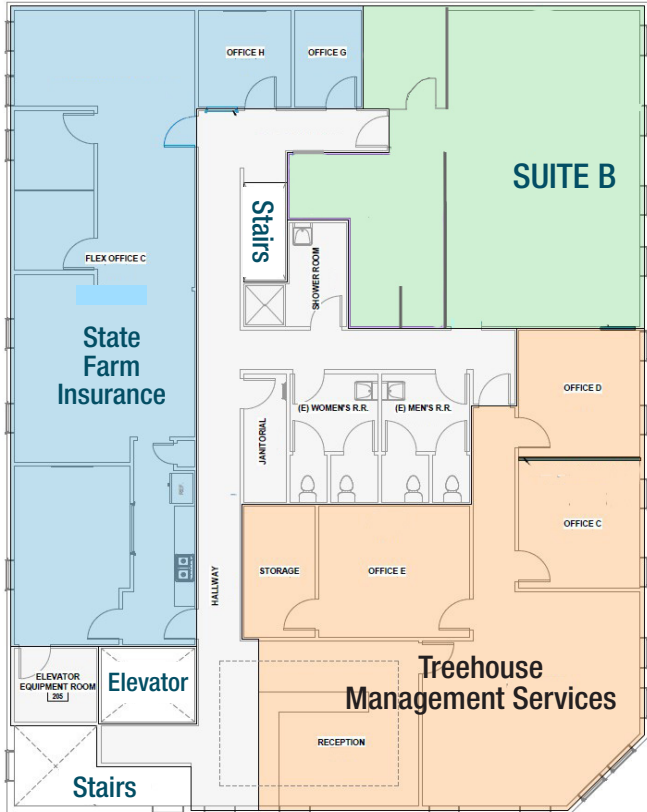
Mountain Ave. btwn 5th & 6th Streets 11,300 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/9/2026

OFFICE SUITE FOR LEASE

512 5th Street, Berthoud, CO

- Large open office with lots of natural light
- Floorplan can be flexible to suit Tenant requirements
- Please schedule a tour with the listing agent to discuss all potential layout plans



Common Area (White) | 1,657 RSF (Blue) | 1,168 RSF (Green) | 1,755 RSF (Orange) | *RENTABLE AREA C (195 SF) (Purple)

SUITES FOR LEASE	Space	RSF**	Est. Monthly Rent
Suite A LEASED	Office	1,657	LEASED
Suite B (Avail 7/1/2026)	Office	1,168	\$2,716/mo w/NNN
Suite C LEASED	Office	1,755	LEASED

**RSF include proportionate share of common area



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BERTHOUD, CO "THE GARDEN SPOT OF COLORADO"

- One of Northern Colorado's fastest growing communities with impressive projected population growth through 2040
 - Centrally located between two world class campuses of Colorado State University in Fort Collins and University of Colorado at Boulder
 - Berthoud is home to the new TPC Colorado Golf Course - The only TPC course in the state of Colorado, and the state's first ground-up golf course development in nearly 10 years
 - Berthoud's centralized location near the I-25 corridor and US-287 bypass attracts an ideal demographic that can easily commute anywhere in Northern Colorado
 - Berthoud has made a large investment in infrastructure, roads, and fiber optics to accommodate development and has proactive incentives aimed to create jobs for the area
 - Berthoud is 46 miles north of Denver, 30 minutes south of Fort Collins, and has access to 2.5 million people within 60 minutes
 - Centrally located between Colorado State University in Fort Collins and Colorado University at Boulder and approx. 20 minutes from both Longmont and Fort Collins Front Range Community College campuses
- Source: <https://berthoudeconomicdevelopment.com/demographics-community-profiles>

