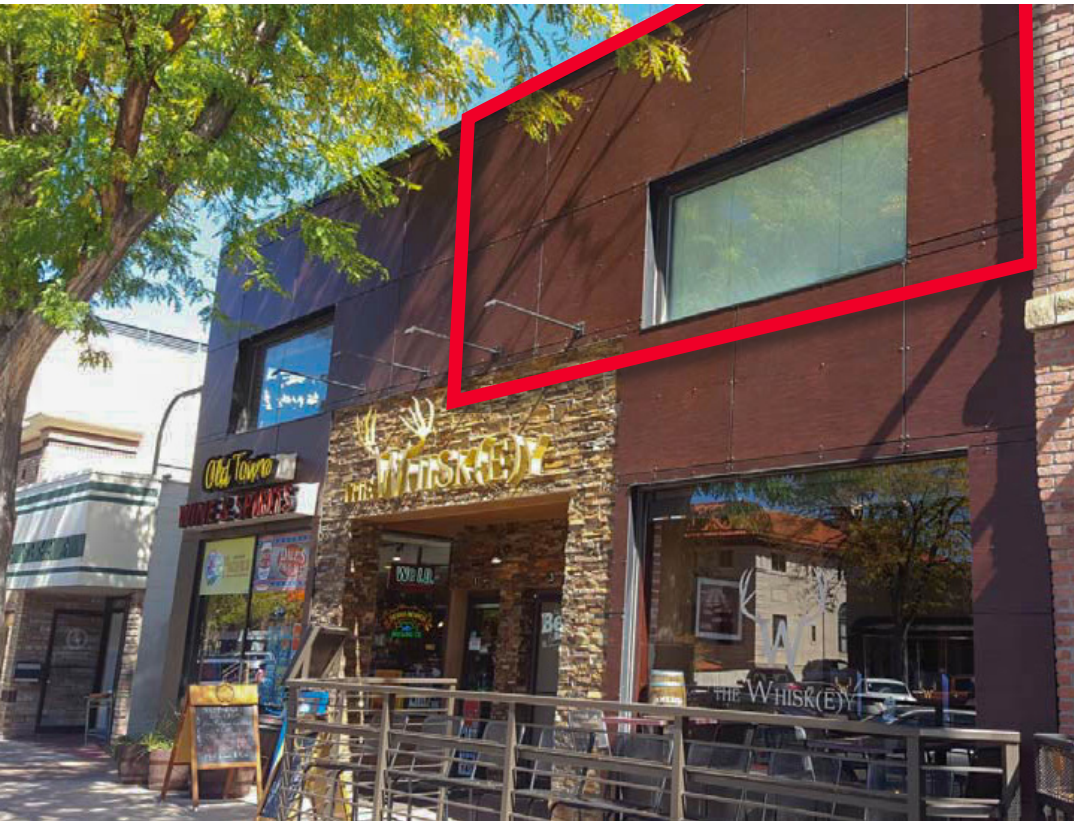


**214 SOUTH COLLEGE AVENUE**

FORT COLLINS, COLORADO 80524



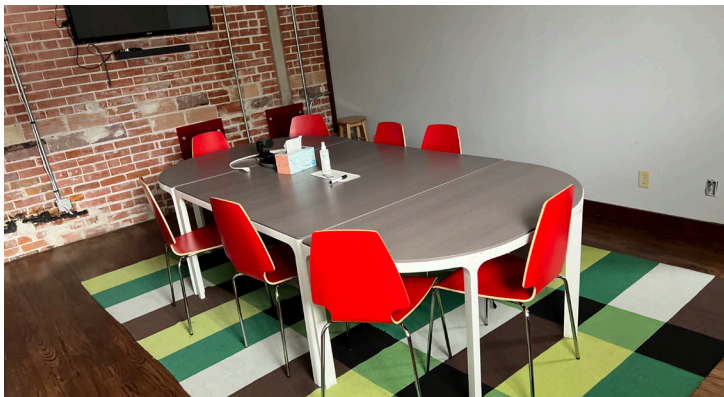
## **1,500 SF CLASS A COLLEGE AVENUE OFFICE SPACE**

Lease Rate: \$16.00-\$17.00/SF NNN | NNN Expenses: \$10.00/SF (Includes Utilities)

214 South College Avenue is a prime location available for lease. This building is located at the intersection of College Avenue and Olive Street, which sees approximately 30,000 vehicles per day. This property enjoys a high volume of foot traffic with its Old Town Fort Collins location and proximity to Colorado State University.

### **PROPERTY HIGHLIGHTS**

- 4-6 Office Spaces
- Large Conference/Meeting Room
- 2 Shared Restrooms
- Entrance off College Avenue





# 214 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,177	92,492	161,583
Households	5,452	38,076	66,160
Avg HH Income	\$75,243	\$74,667	\$87,337
Daytime Employment	20,673	59,978	93,143

Source: CoStar, 2022

For more information, please contact:

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