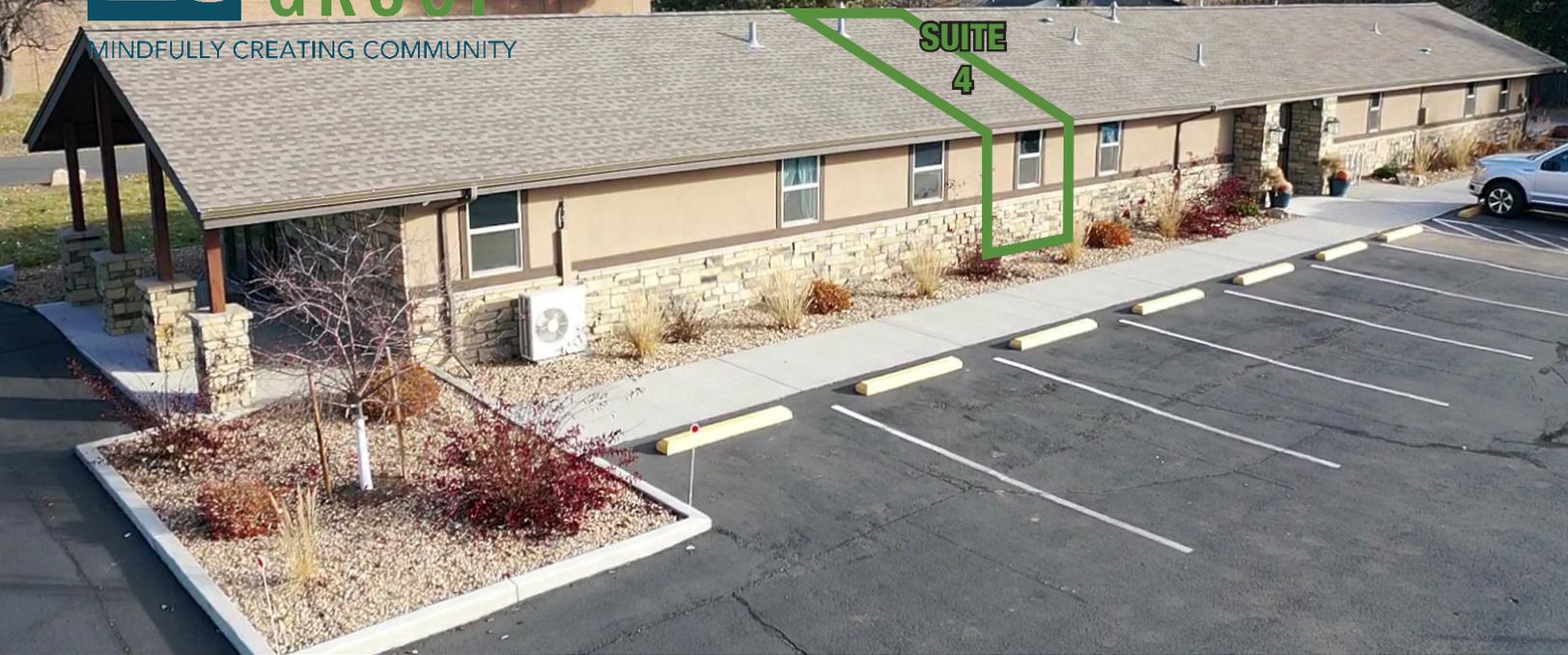




MINDFULLY CREATING COMMUNITY

# 4700 S. College Ave., Fort Collins, CO SINGLE EXECUTIVE OFFICE FOR SUBLEASE



## PROPERTY DETAILS

Available Space:

Suite 4: approx. 125 RSF

Lease Rate:

Suite 4: \$669.50/mo MG

Proposed Use:

Executive office use

## FAIRWAY ESTATES OFFICES

### LEASE RATE: \$669.50/MONTH + UTILITIES

- Unique opportunity in accessible south Fort Collins location
- One single executive office with access to shared reception, coffee bar and restrooms
- Recently renovated space with attractive modern finishes
- Some furnishings negotiable
- Excellent location near Harmony and College Ave., with many nearby restaurants and amenities
- Ample parking and quick access to US Highway 287 and Harmony Road



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,780	86,997	166,176
Avg. HH Income	\$121,032	\$126,478	\$117,326
Households	3,947	36,959	67,793
Businesses	803	3,770	7,535
Employees	9,453	45,959	101,505



### TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave. just South of Palmer Dr. 36,000 VPD

## Kyle Percy

Broker Associate

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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. 1/21/2026

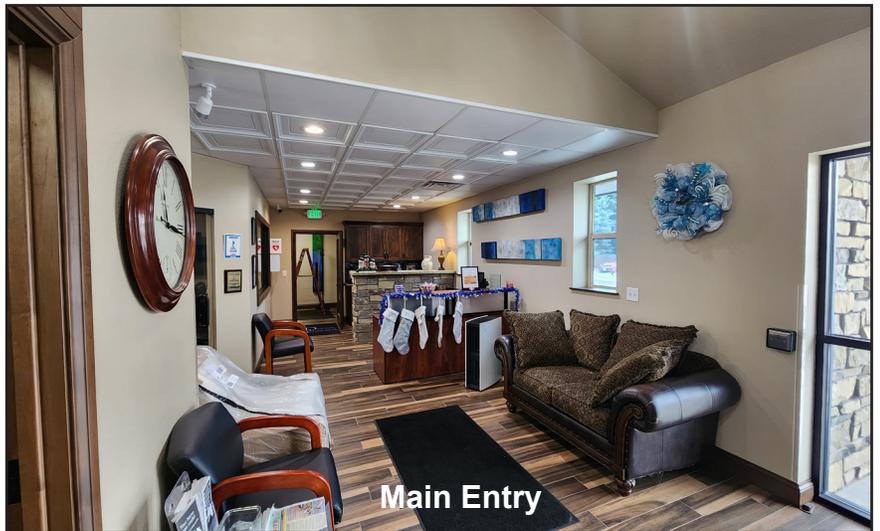
# EXECUTIVE OFFICE FOR SUBLEASE

4700 S. College Ave., Fort Collins, CO



### SUITE 4

- 125 RSF
- Lease rate \$669.50/month + utilities
- Share use of reception and restrooms



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**EXECUTIVE OFFICE FOR SUBLEASE**  
4700 S. College Ave., Fort Collins, CO



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