

2,160 – 4,320 SF FOR LEASE

1630 SOUTH COLLEGE AVE

FORT COLLINS, CO 80525

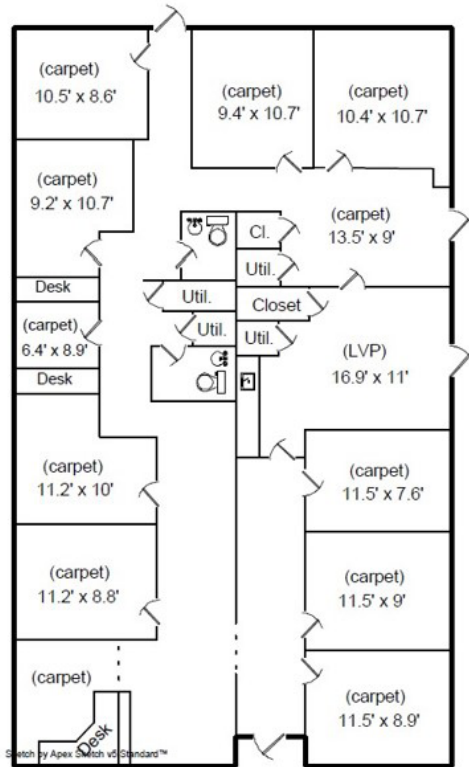


Office Suites Available for Lease

This three-story, multi-tenant professional office building features great access via College Avenue & Prospect Road. Ample parking on-site and great visibility along South College Avenue.



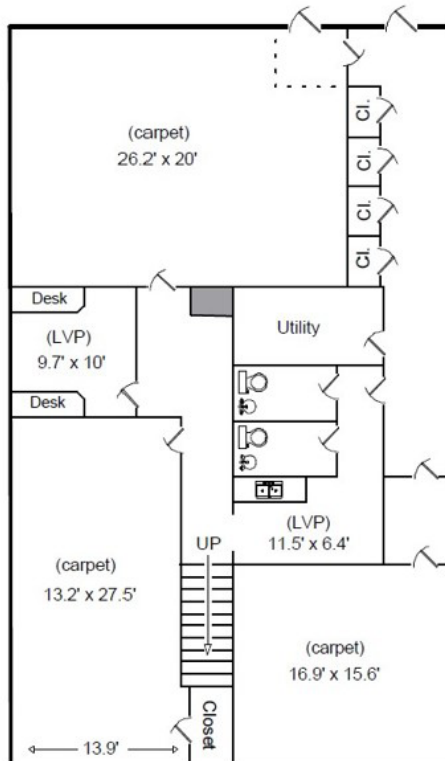
UPPER LEVEL



2,160 SF AVAILABLE
RATE: \$18.00/SF NNN
NNN'S: \$10.65/SF



LOWER LEVEL



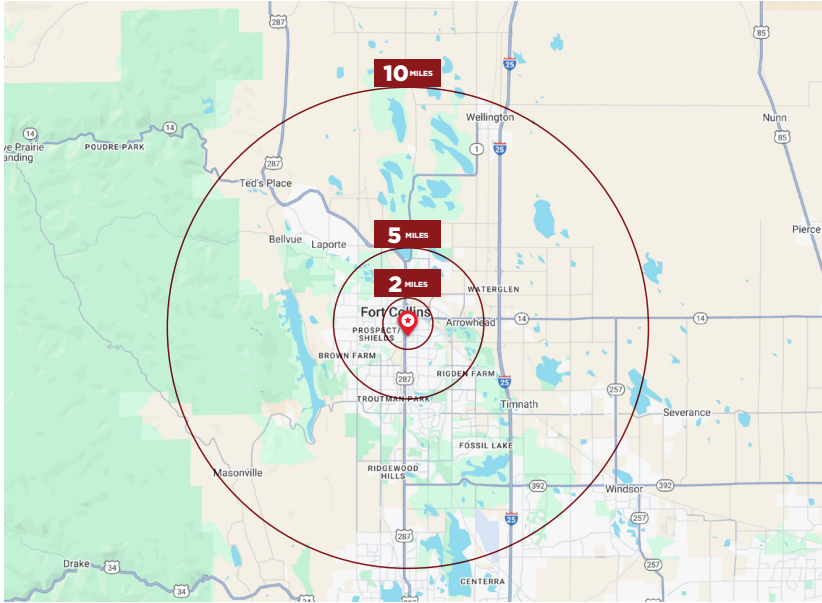
2,160 SF AVAILABLE
RATE: \$3,000/MONTH
GROSS + UTILITIES



INTERIOR PHOTOS



DEMOGRAPHICS



2024 POPULATION		2029 POPULATION PROJECTION	
2 MILES	66,429	2 MILES	70,690
5 MILES	176,621	5 MILES	186,725
10 MILES	265,569	10 MILES	282,649

2024 HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME	
2 MILES	26,890	2 MILES	\$78,250
5 MILES	72,037	5 MILES	\$96,883
10 MILES	105,096	10 MILES	\$107,532



FOR MORE INFORMATION, PLEASE CONTACT:

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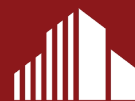
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