



PROPERTY DETAILS

Available Space:

Suite 301B - 540 RSF

Lease Rate: \$1,800.00/Month Gross

(includes utilities)

Proposed Use:

- Counseling
- Financial services
- Real Estate
- Legal services

MIDTOWN FORT COLLINS OFFICE LEASE RATE: \$1,800.00/MONTH GROSS

- Functional move-in ready office space within third floor office suites
- Three private offices with share use of common waiting area
- Large windows provide excellent natural light
- Conveniently located with easy access to Timberline Road, Prospect Road, Downtown Fort Collins and Interstate 25
- Ideal for any professional office, legal or financial services, counseling, accountant, engineer and many more uses
- Lease rate negotiable for long term lease

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,349	76,163	183,375
Avg. HH Income	\$118,814	\$108,598	\$117,061
Households	3,453	30,993	74,200
Businesses	490	5,257	7,975
Employees	9,385	74,599	106,147



TRAFFIC COUNTS (Source: STDBOnline)

Timberline Rd. @ Midpoint Dr.	32,250 VPD
Prospect Rd. @ Timberline Rd.	23,250 VPD
Midpoint Dr. @ Property	3,529 VPD

OFFICE SPACE FOR LEASE

2121 Midpoint Dr., Fort Collins, CO



Elevator, Stairway and Common Lobby area



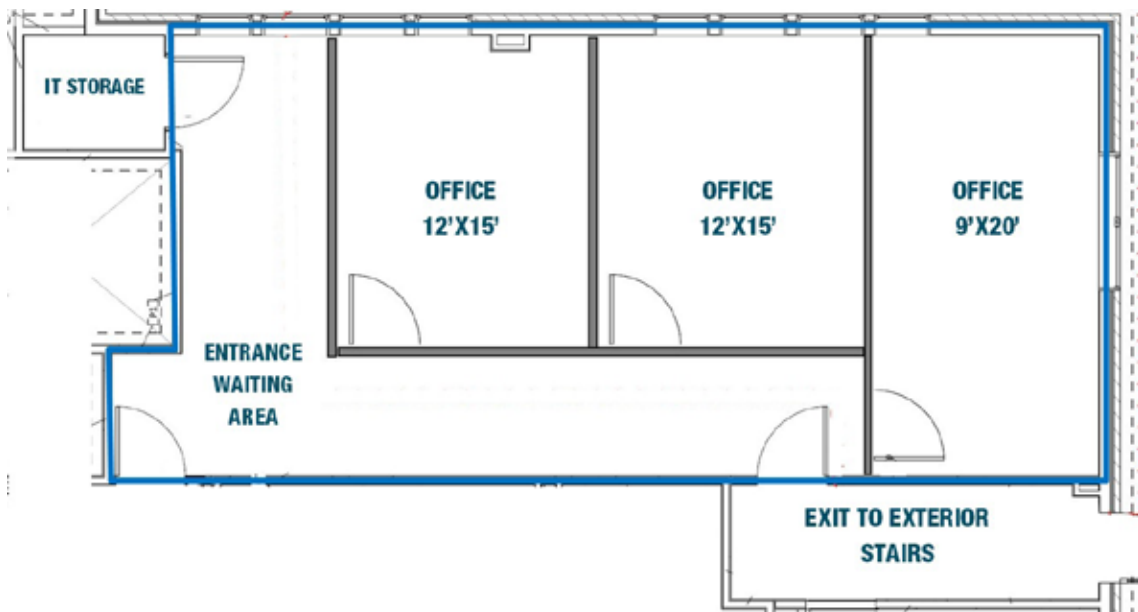
Suite waiting area



Corner Office



Office



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. 8/18/2025

OFFICE SPACE FOR LEASE

2121 Midpoint Dr., Fort Collins, CO

Convenient Midtown Location

Area Amenities:

Interstate 25 - 2 miles

Downtown Fort Collins - 2.16 miles

Windsor - 9.25 miles

Loveland - 12 miles

- Jessup Farm - approx. 4 blocks

- Cattail Chorus Natural Area - approx. 8 blocks

- Riverbend Ponds - less than 1 mile

- Rigden Farm - less than 1 mile

