

# MIDTOWN OFFICE SUITES

2000 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525



## MIDTOWN FORT COLLINS OFFICE SUITES FOR LEASE

Lease Rate: \$14.00/SF NNN | NNN: \$12.66/SF (Includes Utilities)

This property is located in the heart of Midtown Fort Collins at 2000 South College Avenue. This 18,727 square foot multi-tenant office building is anchored by Chase Bank on the main floor and has immediate access and visibility from College Avenue. The building has recently undergone exterior facade improvements, with landscaping upgrades and interior common area renovations in progress. The property is well-equipped to fit small office users as well as larger employers in need of ample parking and access to Fort Collins and the greater Northern Colorado area.

### AVAILABILITIES

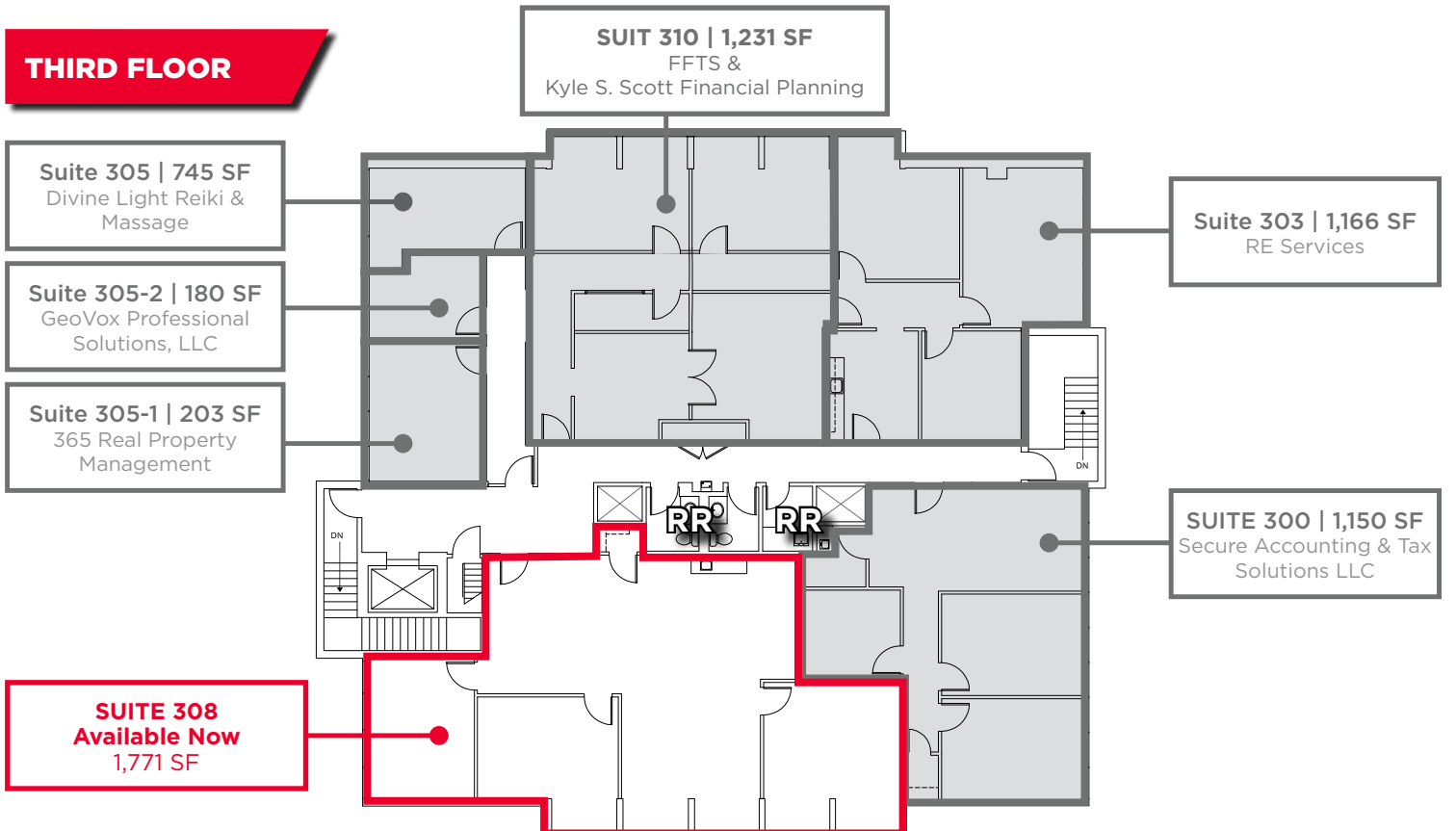
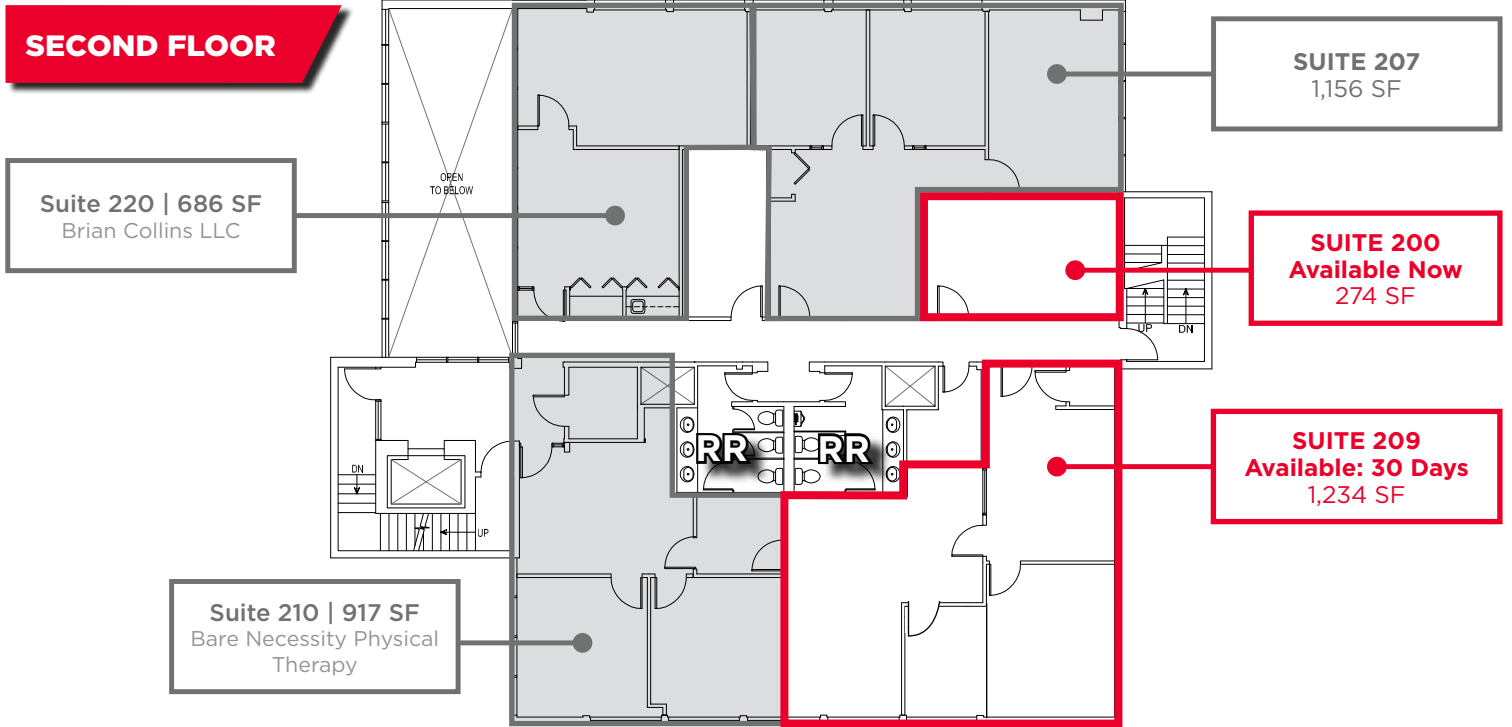
Floor	Suite	Available SF	Availability
2	200	274 SF	Available Now
	209	1,234 SF	30 days notice
3	308	1,771 SF	Available Now

### PROPERTY HIGHLIGHTS

- Located in the heart of midtown Fort Collins
- Adjacent to Spring Creek Trail
- Abundant parking
- Over 86,000 vehicles per day on College Avenue at Spring Park Drive
- Building façade and landscaping improvements completed in 2019

### PROPERTY FEATURES

Building Size	18,727 SF
YOC	1979
Elevator	Yes
Signage	Monument
Tenancy	Multi



# 2000 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525

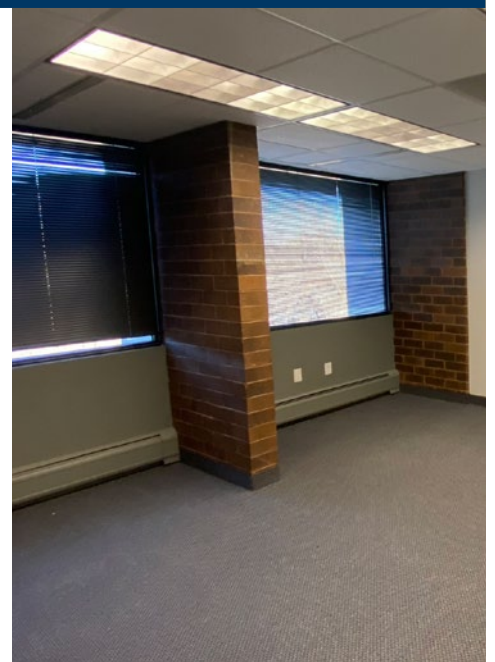


## PROPERTY PHOTOS

Suite 209



Suite 308



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**POPULATION**

	2 Mile	5 Mile	10 Mile
2023 Population (Pop.)	65,996	179,421	266,064
2028 Projected Pop.	67,390	183,275	274,343
Pop. Growth ('23-'28)	0.5%	0.5%	0.6%

CoStar, 2023

**HOUSEHOLDS**

	2 Mile	5 Mile	10 Mile
2028 Households (HH)	28,171	72,658	106,233
HH Growth ('23-'28)	0.5%	0.5%	0.6%
2023 Avg. HH Income	\$78,555	\$92,989	\$101,323

CoStar, 2023

For more information, please contact:

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