



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# 1300 Riverside Avenue

Fort Collins, Colorado 80524



**3 MONTHS FREE RENT**

## 2,182 - 23,871 SF UPSCALE OFFICE SUITES FOR LEASE

LEASE RATE: \$11.00/SF | NNN: \$7.38/SF (ESTIMATED)



### PROPERTY FEATURES

<b>Building Size</b>	37,226 SF
<b>Availabilities</b>	Suite 1.1: 10,687 SF Suite 1.3: 2,182 SF Suite 2.1: 8,383 SF Suite 2.2: 2,619 SF   Available with 60 day notice
<b>Total</b>	23,871 contiguous SF
<b>YOC</b>	2005
<b>Floors</b>	2
<b>Elevator</b>	Yes
<b>Signage</b>	Building and monument
<b>Tenancy</b>	Multi

### PROPERTY HIGHLIGHTS

- Easy access to old town Fort Collins, Colorado State University and UCHealth Poudre Valley Health System
- Large, upscale office suites with modern finishes and natural + accent lighting
- Includes private offices, kitchen/lounge, conference room, reception, and large breakout space
- Abundant parking
- Common area/lobby renovations recently completed
- Furniture available for use



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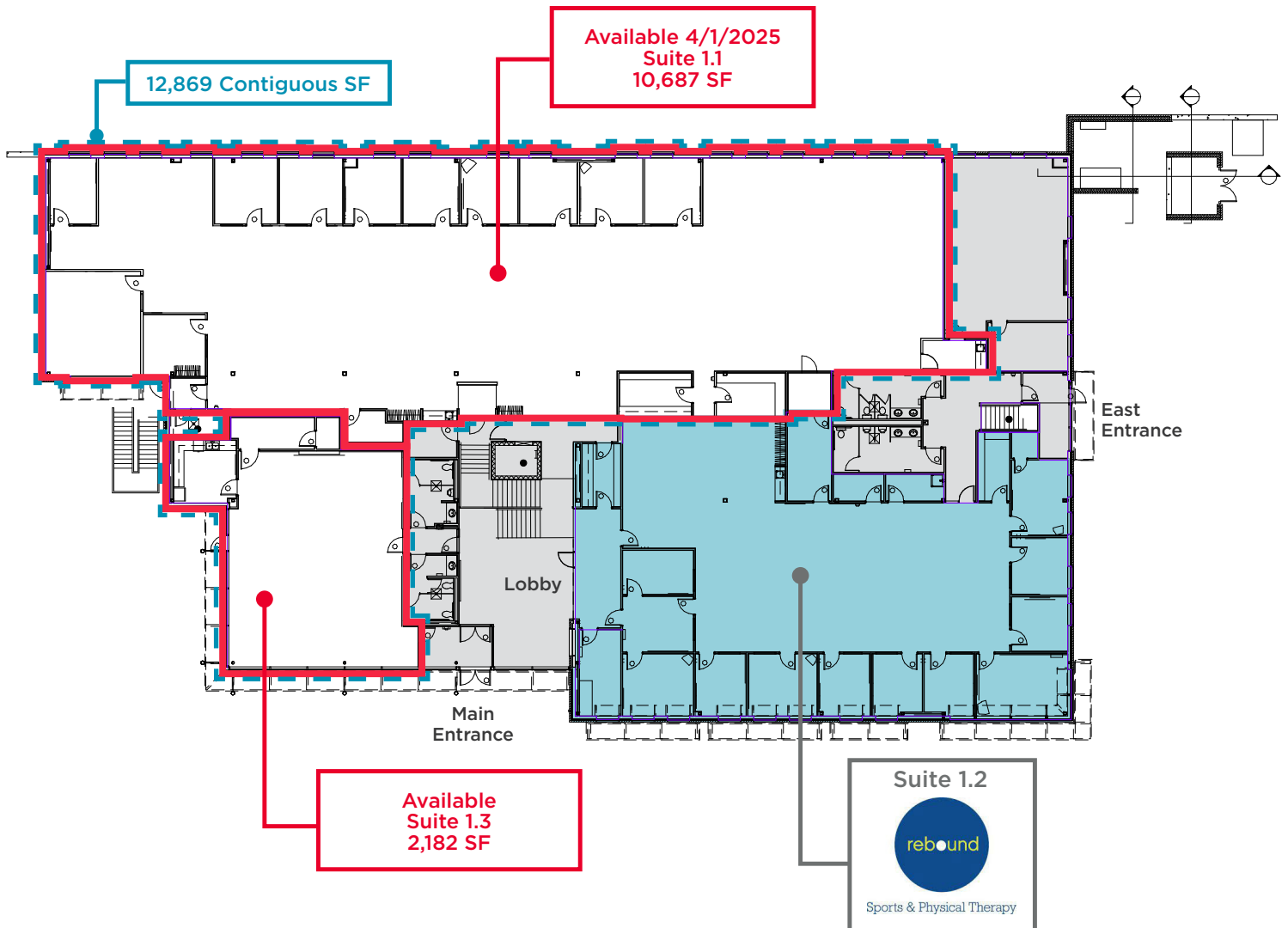
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First Floor: 12,869 SF Available





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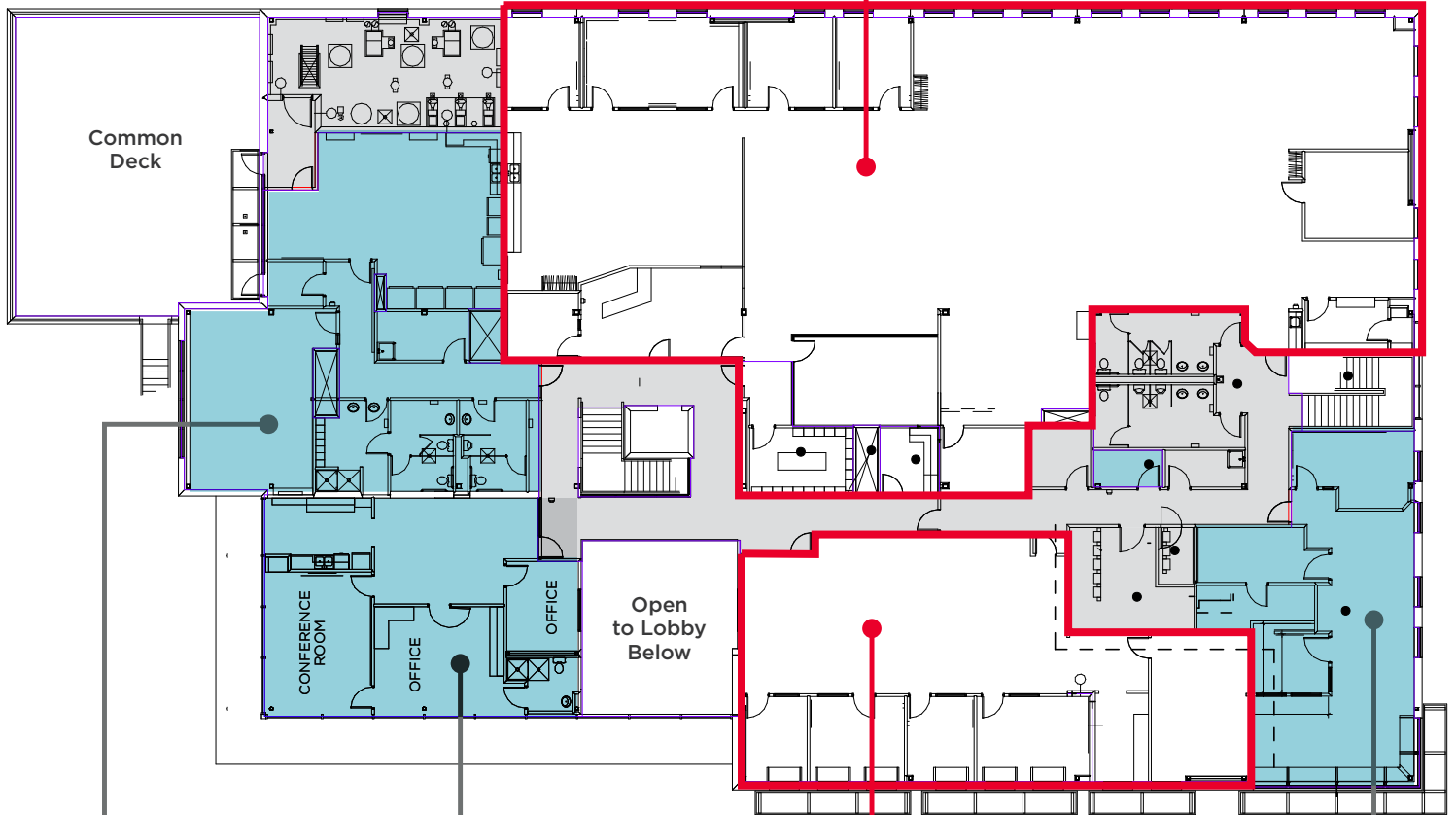
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**Second Floor: 8,383 SF Available**

**Available  
Suite 2.1  
8,383 SF**



Suite 2.4

 **Unfiltered  
Media Group, LLC**

Suite 2.3  
**Black Cat  
Erectors LLC**

**Available with  
60 days notice  
Suite 2.2  
2,619 SF**

Suite 2.5  
**Liska & Smith P.C.**



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Demographics	CoStar, 2023		
	1 Mile	3 Miles	5 Miles
2023 Population	6,140	88,736	172,393
Est. 2028 Population	6,197	91,312	176,206
2023 Households	2,732	36,847	70,255
Avg. HH Income	\$85,620	\$81,681	\$91,972



For more information, please contact:

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