



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1300 Riverside Avenue

Fort Collins, Colorado 80524



3 MONTHS FREE RENT

2,182 - 21,252 SF UPSCALE OFFICE SUITES FOR LEASE

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



PROPERTY FEATURES

Building Size	37,226 SF
Availabilities	Suite 1.1: 10,687 SF Suite 1.3: 2,182 SF Suite 2.1: 8,383 SF
Total	21,252 contiguous SF
YOC	2005
Floors	2
Elevator	Yes
Signage	Building and monument
Tenancy	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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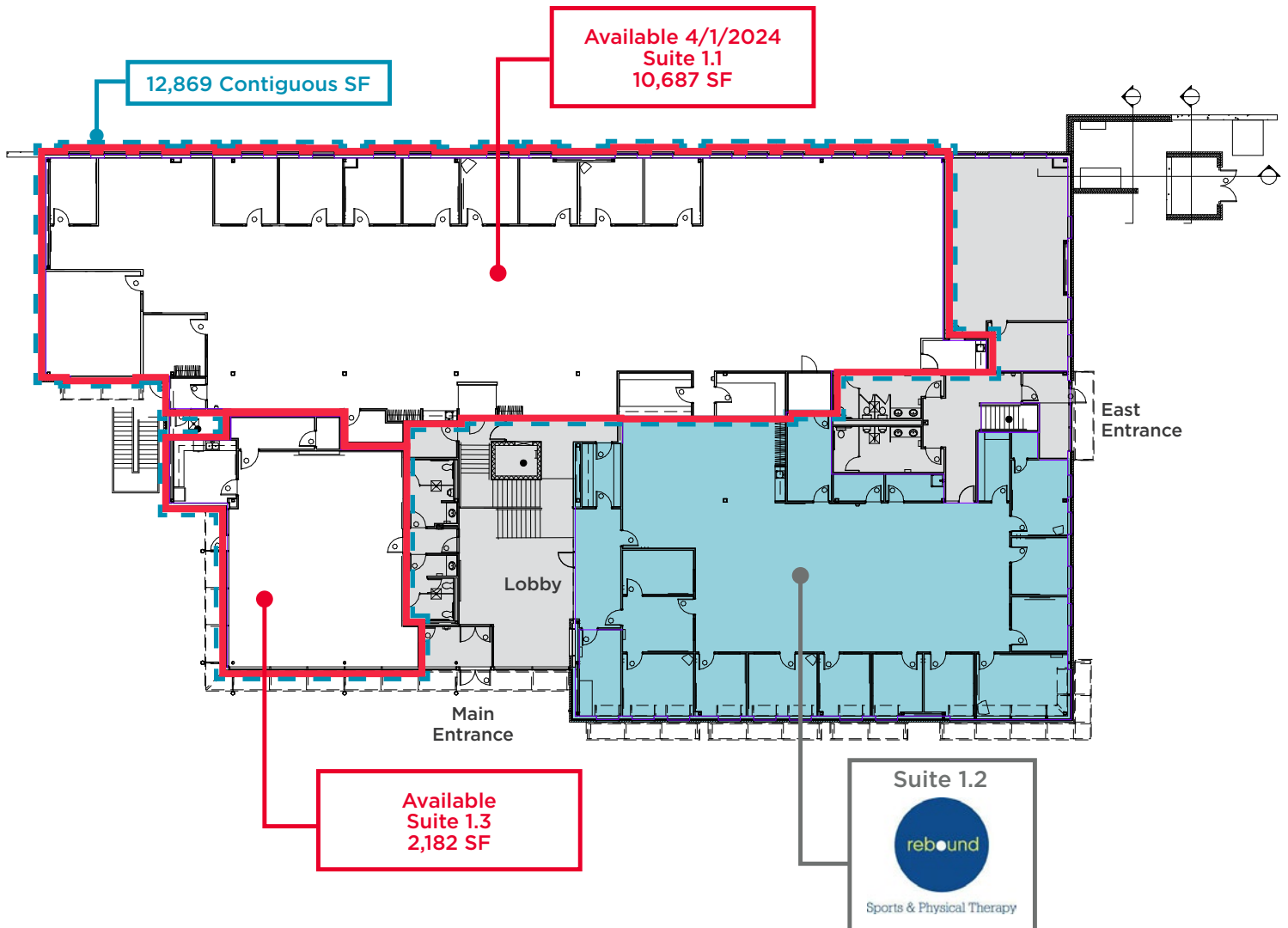
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First Floor: 12,869 SF Available





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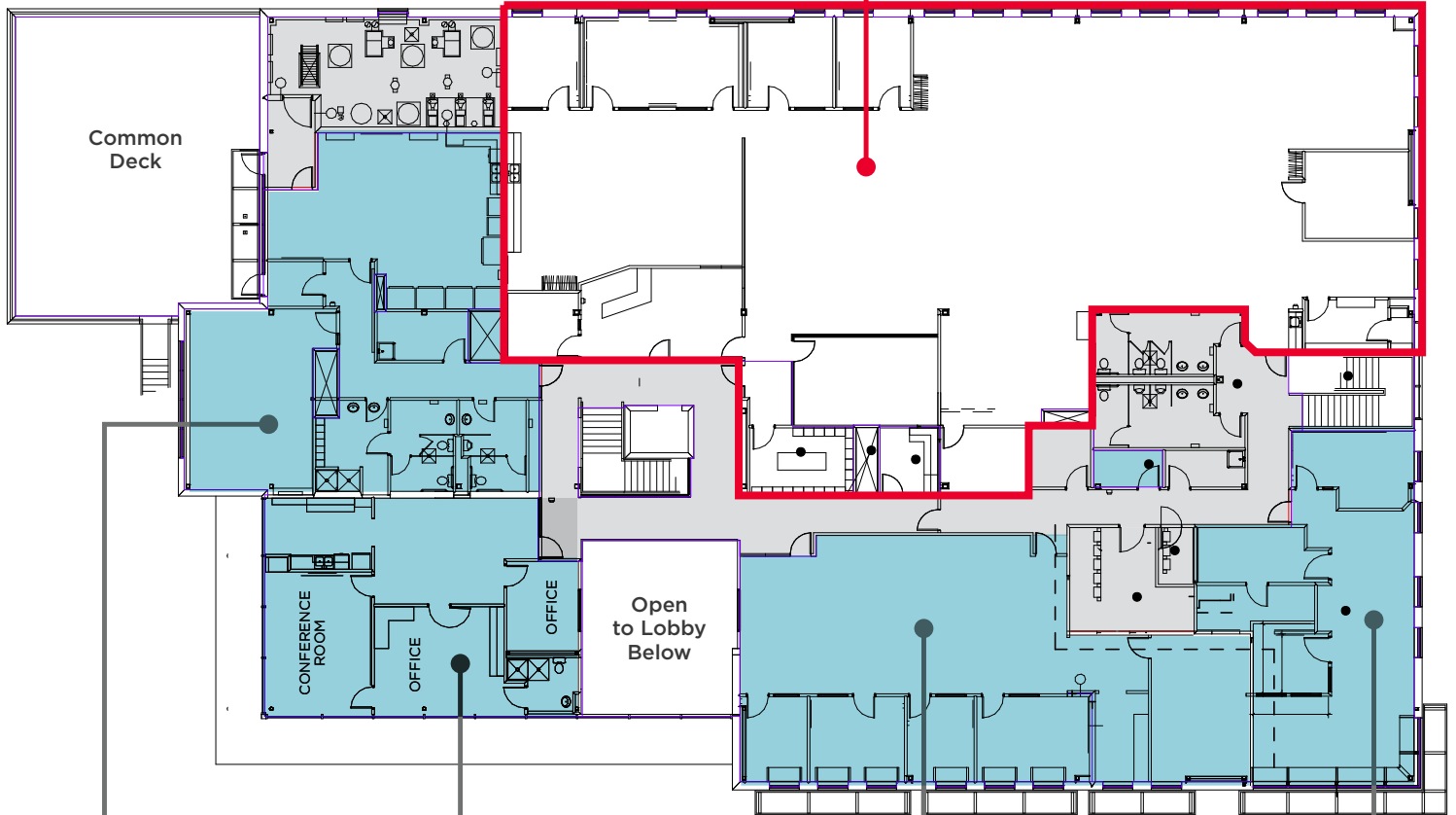
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Second Floor: 8,383 SF Available

Available
Suite 2.1
8,383 SF



Suite 2.4

Unfiltered
Media Group, LLC

Suite 2.3
Black Cat
Erectors LLC

Suite 2.2
 minerva
foods

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



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