

1,864 RSF & 2,713 RSF AVAILABLE

BOARDWALK OFFICE PARK

748 WHALERS WAY, SUITE 1A & SUITE 1B
FORT COLLINS, CO 80525



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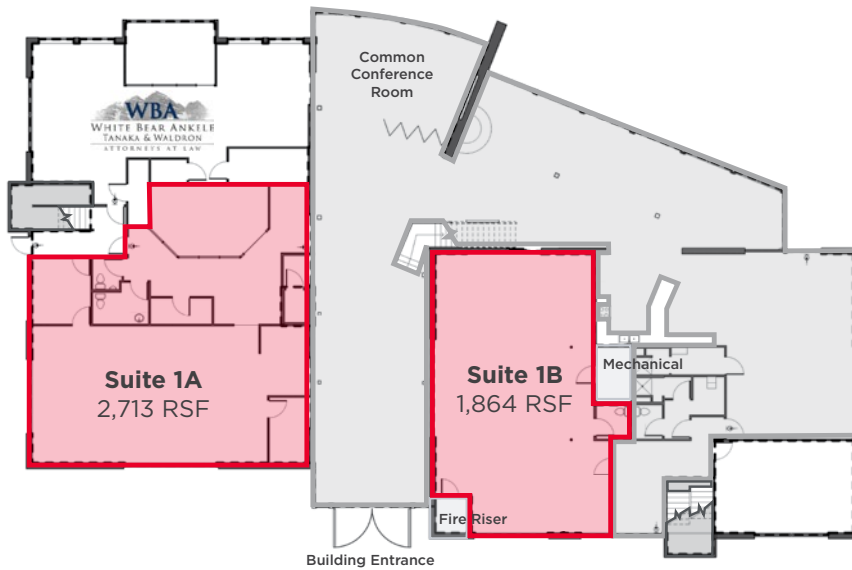
PROPERTY HIGHLIGHTS

- Patio
- Lake View
- Fireplace
- Clean, Modern Office Space
- Common Conference Room Gym Amenities
- Top Tier Common Area with Kitchen
- Private Restrooms
- Available Fully Furnished

BUILDING HIGHLIGHTS

Building Size	13,100 SF	Parking	4 : 1,000 SF (Non-dedicated)
Renovated	2006	Site Size	0.19 Acre

LEASE RATE: \$16.00/SF NNN
NNN: \$12.13/SF (2024)



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2023 Population	10,047	94,886	168,321
2028 Population Projection	10,217	96,642	172,118
2023 Households	5,108	39,243	68,034
2028 Households Projection	5,223	40,022	69,673
Avg. Household Income	\$97,994	\$103,525	\$94,226
Daytime Population	12,124	52,061	96,626

Source: CoStar, 2023



FOR MORE INFORMATION, CONTACT:

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