



AVAILABLE FOR LEASE

1730 SOUTH COLLEGE

FORT COLLINS, COLORADO 80525



2,061 SF OFFICE SPACE FOR LEASE

\$17.50/SF NNN | ESTIMATED NNN: \$8.11/SF (UTILITIES INCLUDED)

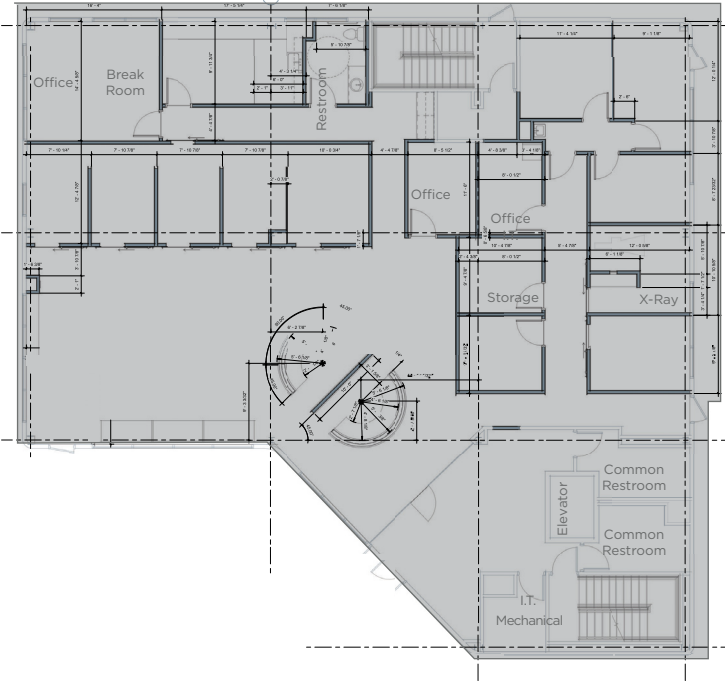
1730 South College Avenue in Fort Collins is an 18,188 square foot building located directly on College Avenue in Midtown Fort Collins. The building exterior, landscaping and the lobby on each floor have gone under a complete renovation.

Property Features

Building Size	18,188 SF
Available Size	2,061 SF (Suite 200)
Available Date	May 1, 2025
Year Built	1982
Year Renovated	2016/2017
Tenancy	Multi
Floors	3
Parking	69 Spaces onsite plus street parking on Remington Street



First Floor



First Floor PRIM AND POLISH BEAUTY STUDIO

Suite 200 AVAILABLE

Suite 202 FRANKLIN D. AZAR & ASSOCIATES P.C.

Suite 204 EDWARD JONES

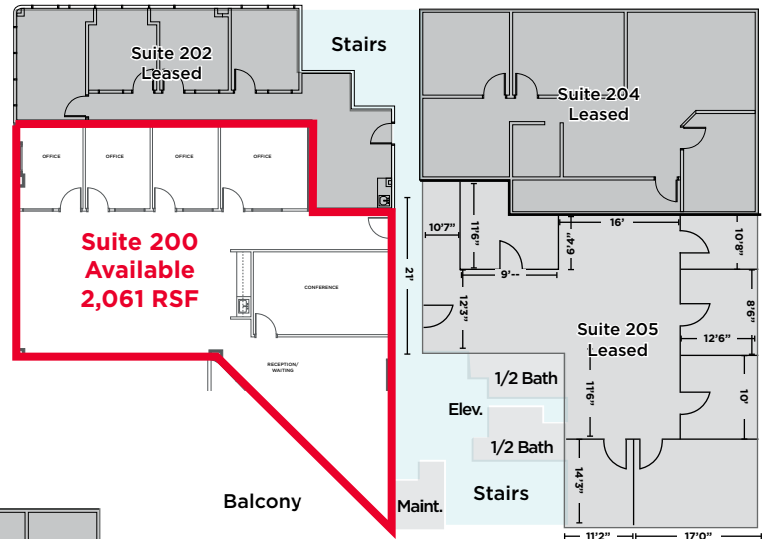
Suite 205 FORTE DYNAMICS

Suite 300 VIRTUS

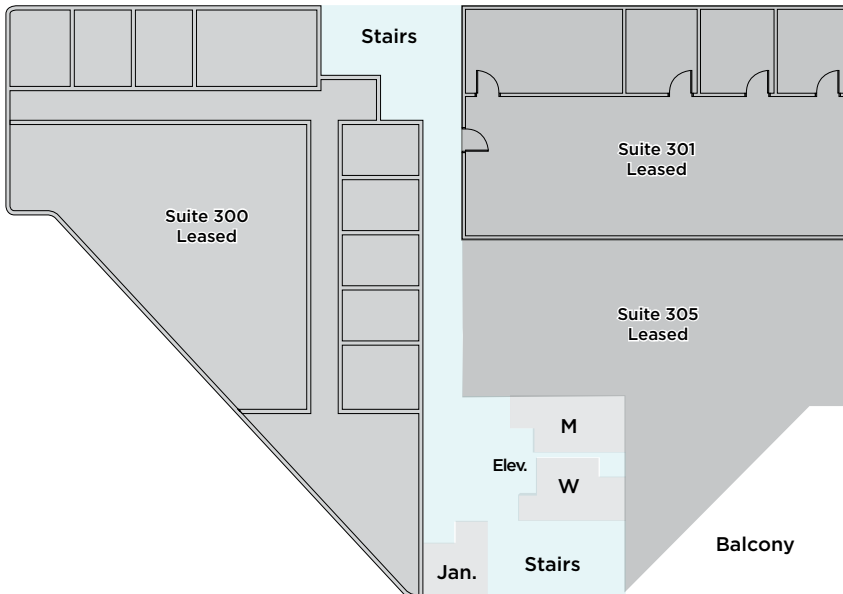
Suite 301 SUMMIT SPEECH THERAPY

Suite 305 Foothills Painting

Second Floor

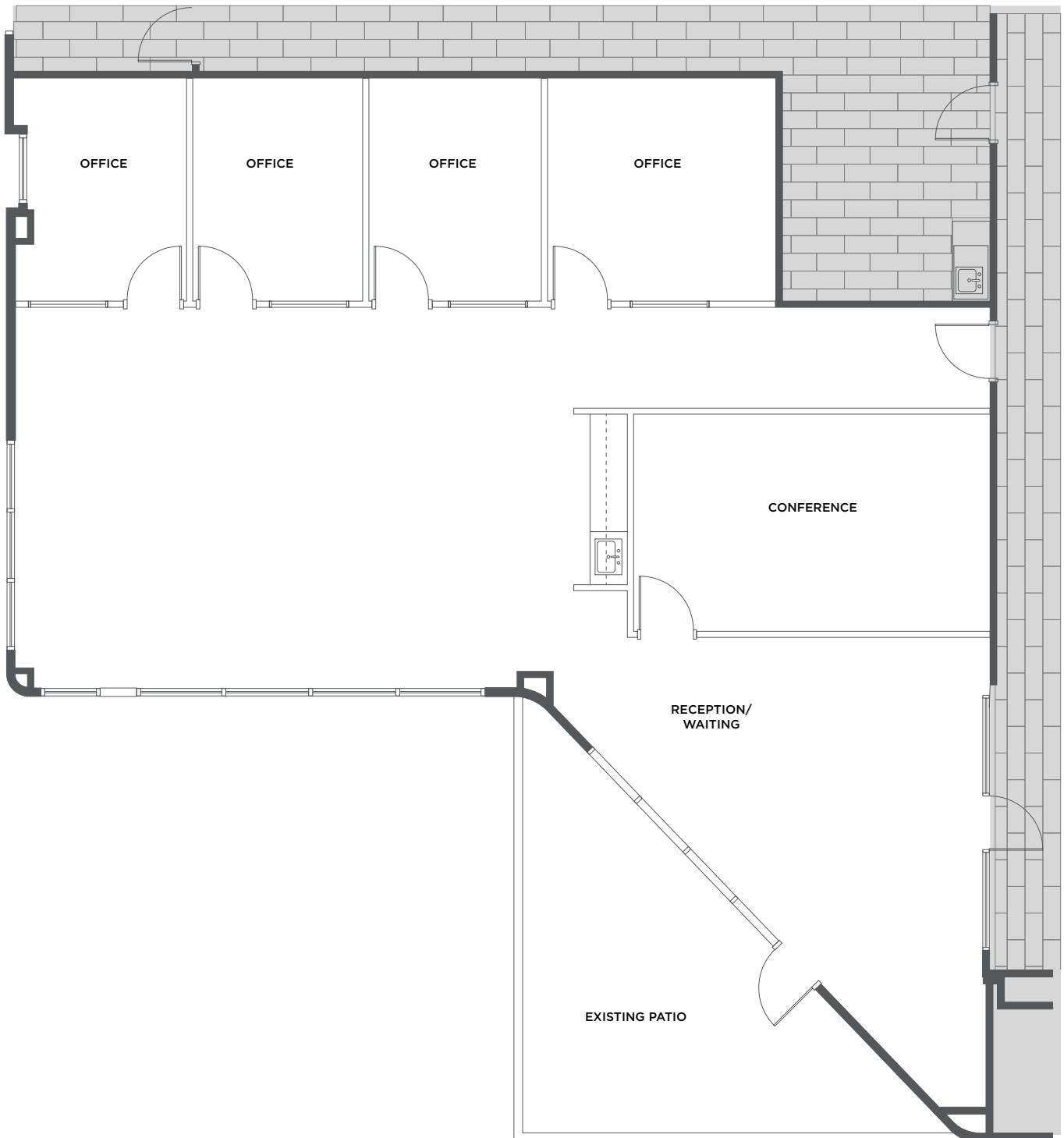


Third Floor

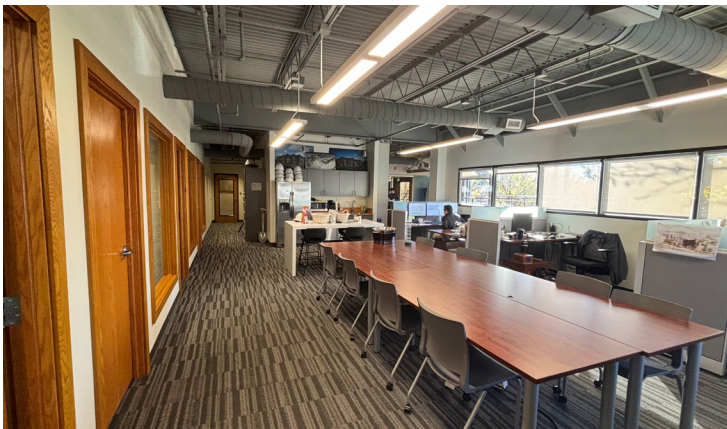


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Suite 200
2,061 SF Available

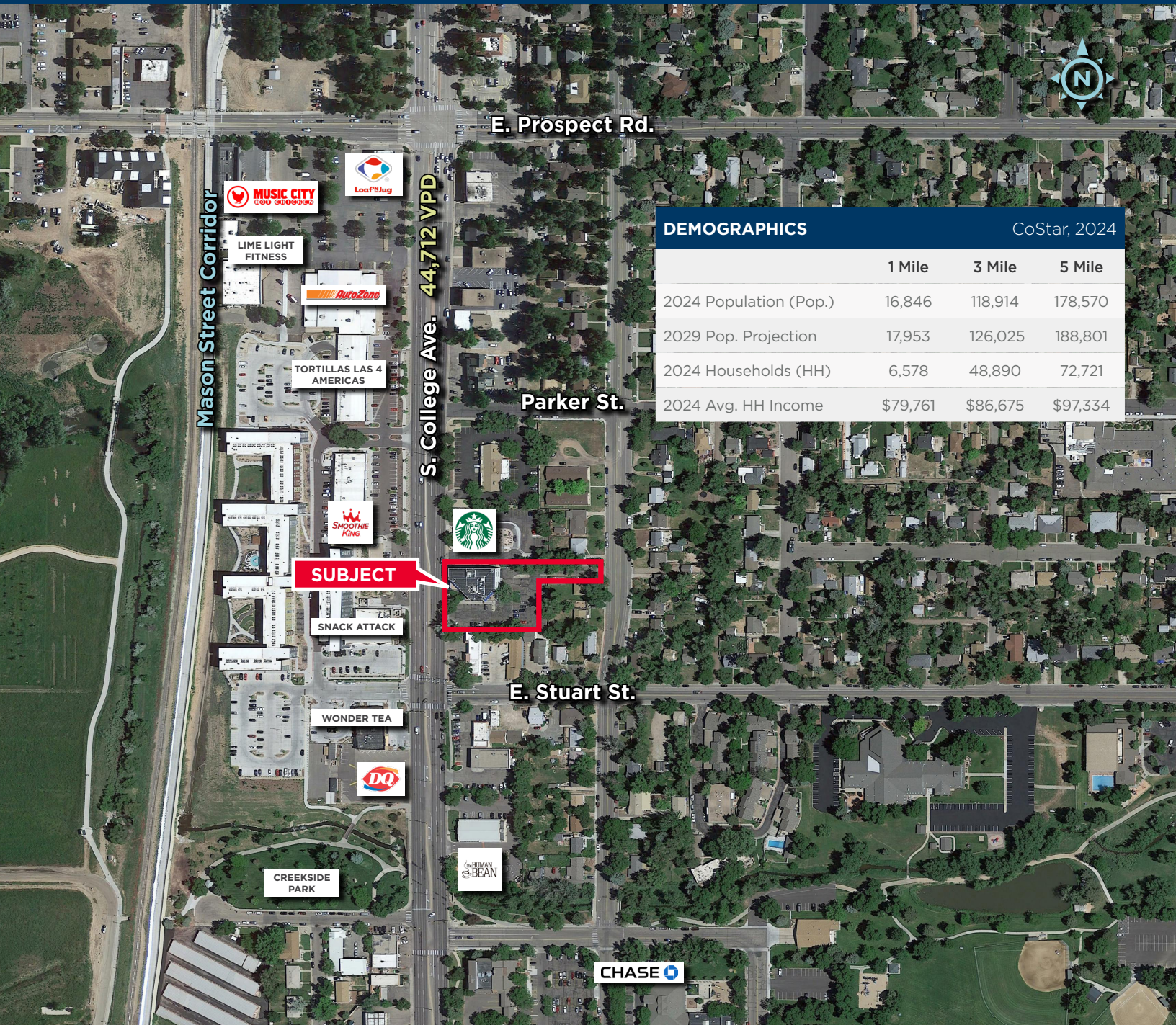


Suite 200



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DEMOGRAPHICS

CoStar, 2024

	1 Mile	3 Mile	5 Mile
2024 Population (Pop.)	16,846	118,914	178,570
2029 Pop. Projection	17,953	126,025	188,801
2024 Households (HH)	6,578	48,890	72,721
2024 Avg. HH Income	\$79,761	\$86,675	\$97,334

For more information, please contact:

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