

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

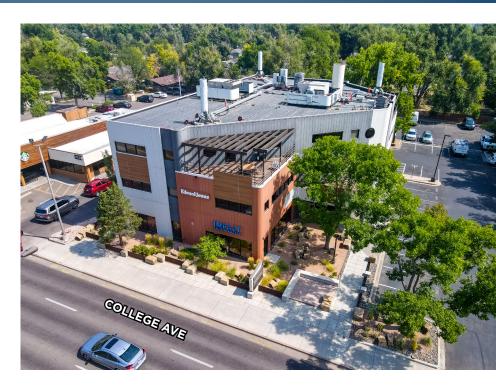
Year Renovated 2016/2017

**Tenancy** Multi

Floors 3

Parking 69 Spaces onsite plus street

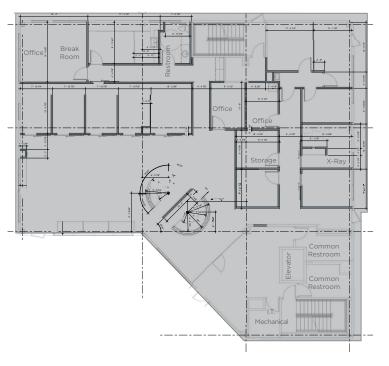
parking on Remington Street





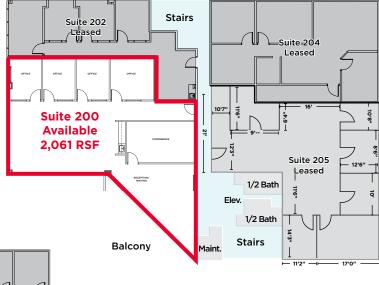
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## **First Floor**

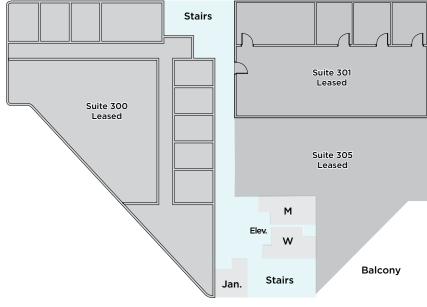


First Floor	PRIM AND POLISH BEAUTY STUDIO
Suite 200	AVAILABLE
Suite 202	FRANKLIN D. AZAR & ASSOCIATES P.C.
Suite 204	EDWARD JONES
Suite 205	FORTE DYNAMICS
Suite 300	VIRTUS
Suite 301	SUMMIT SPEECH THERAPY
Suite 305	FOOTHILLS PAINTING

## **Second Floor**



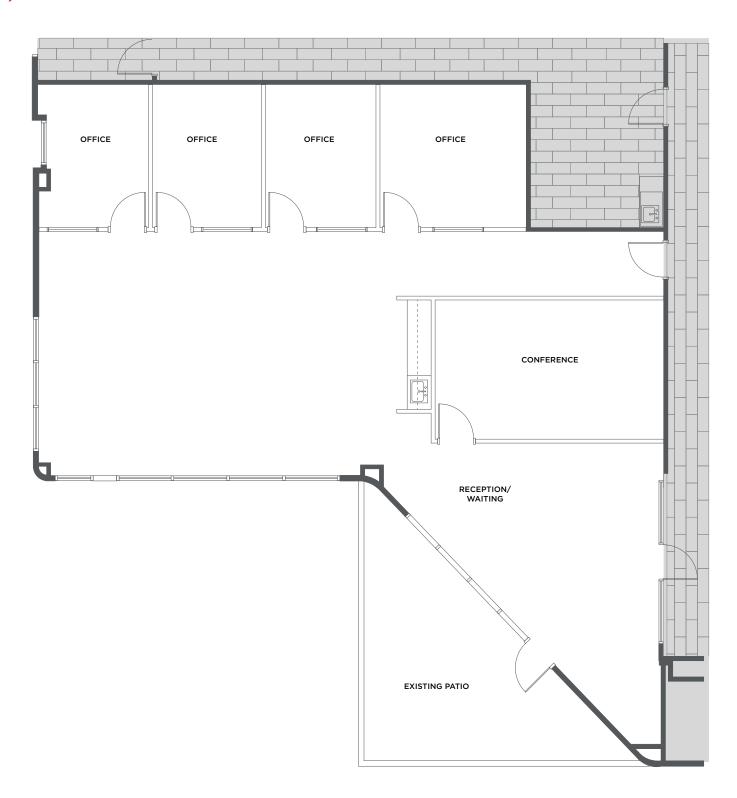
## **Third Floor**





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## Suite 200 2,061 SF Available



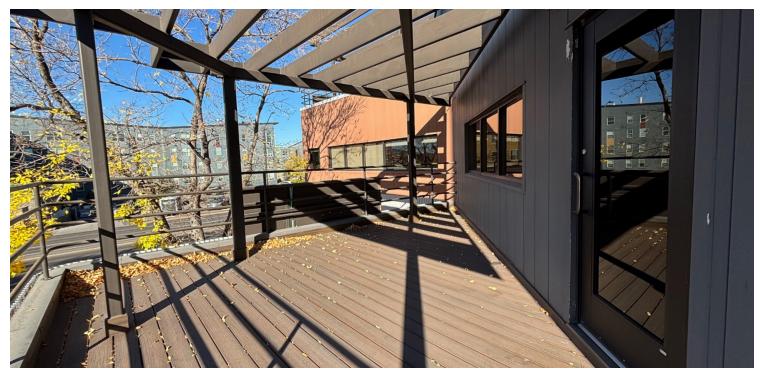


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## Suite 200





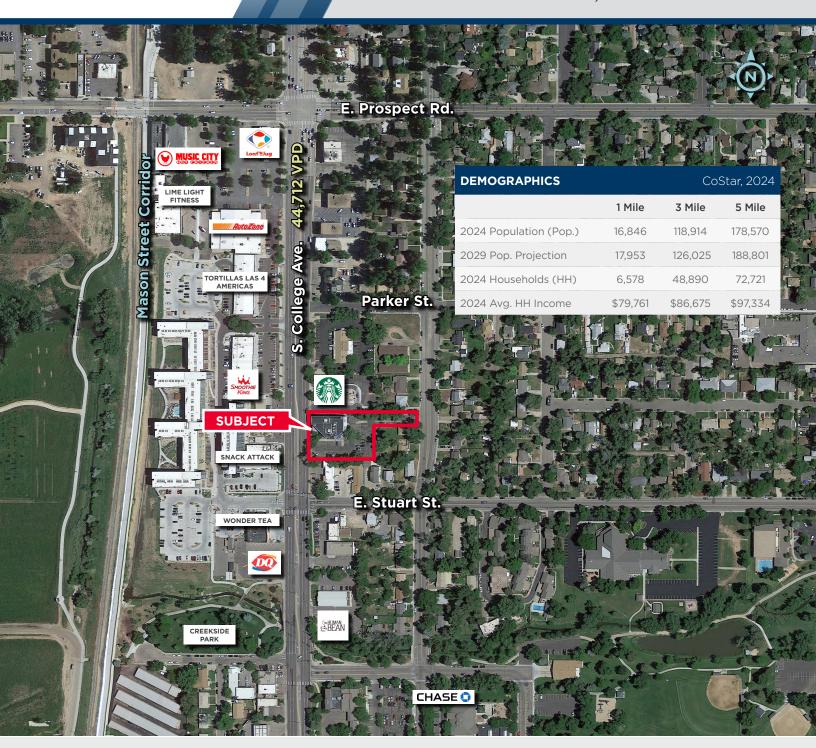








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